

**THE VILLAGE OF DEXTER
VILLAGE COUNCIL MEETING
MONDAY October 25, 2004**

*******7:30pm*******

Dexter Senior Center, 7720 Dexter Ann Arbor Road

A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

B. ROLL CALL: President Seta J. Carson P. Cousins S. Keough
 J. Semifero T. Walters D. Fisher

C. APPROVAL OF THE MINUTES

1. Regular Council Meeting Minutes-October 11, 2004 **Page#1-5**
2. Special Budget Work Session – October 18, 2004 **Page#7-12**

D. PRE-ARRANGED PARTICIPATION:

Pre-arranged participation will be limited to those who notify the Village office before 5:00 p.m. Tuesday of the week preceding the meeting, stating name, intent and time requirements (10-minute limit per participant)

1. 800 MHz Consortium Business Plan-Dan Oats
2. Proposed Zoning Map Amendments-Gary Vanderhagen, DDA Representative
Page#13-26

E. APPROVAL OF AGENDA:

F. PUBLIC HEARINGS & SHOW CAUSE HEARINGS

Action on each public hearing or show cause hearing will be taken immediately following the close of the hearing.

NONE

G. NON-ARRANGED PARTICIPATION:

Non-arranged participation will include those in the audience not listed on the agenda that wish to speak. At the Village President's discretion, members of the audience may be called on to speak at any time. Those addressing the Council will state their name, and address. This section is limited to 5-minutes per participant or 10-minutes for group representatives

H. COMMUNICATIONS :

1.

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I. REPORTS:

1. Community Development Department-Allison Menard **Page#27-34**
Tree Update
2. Board and Commission Reports
 1. DAFD Update-Jim Seta
3. Subcommittee Reports
 - 1.
4. Village Manager Report **Page#35-42**
5. President's Report

J. CONSENT AGENDA

Bills & Payroll will be a standing item under consent agenda. Discussion of the Budget and Financial matters will be covered under the Presidents Report as a standing item. Items under consent agenda are considered routine and will be acted upon in one motion. There will be no separate discussion of these items unless a Council Member so requests, and the item will be removed from Consent and added to the regular agenda at the end of New Business

1. Consideration of: Bills & Payroll in the amount of:\$188,900.56 **Page#43-48**
2. Consideration of: Request from the Dexter Senior Center to hold a ceremony in Peace Park on November 11, 2004 in observance of Veterans Day
Page#49

K. OLD BUSINESS- Consideration and Discussion of:

1. Consideration of:

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L. NEW BUSINESS- Consideration and Discussion of:

1. Consideration of: AN ORDINANCE TO AMEND THE CODE OF ORDINANCE OF THE VILLAGE OF DEXTER BY ADDING A NEW SECTION THERETO, SECTION 2-32, PROVIDING FOR THE METHOD OF CHANGING THE TERMS OF OFFICE FOR VILLAGE TRUSTEES TO 4-YEAR STAGGERED TERMS CONSISTENT WITH 2004 PUBLIC ACT 300
First Reading-Set for Public Hearing 11-8-04
Page#51-52
2. Consideration of: AN ORDINANCE TO AMEND THE CODE OF ORDINANCE OF THE VILLAGE OF DEXTER BY ADDING A NEW SECTION THERETO, SECTION 2-33, PROVIDING FOR THE METHOD OF CHANGING THE TERMS OF OFFICE FOR VILLAGE PRESIDENT AND CLERK TO 4-YEAR STAGGERED TERMS
First Reading-Set for Public Hearing 11-8-04
Page#53-54
3. Discussion of: Additional Information on Huron Commons “Assertion of Concern”
Page#55-68
4. Consideration of: Resolution to file the Complaint in Washtenaw County Circuit Court, to amend that portion of the Dexter Business And Research Park subdivision plat known as Mill Creek Drive
Page#67-70
5. Consideration of: UNIFORM RESOLUTION FOR ADOPTING BENEFIT PROGRAM “E” INCREASE TO BE EFFECTIVE ON ADJUSTMENT DATE JANUARY 1, 2005
Page#71-77
6. Consideration of: Recommendation from Planning Commission to approve the Boulder Park Phase 2- Preliminary Site Plan
Page#79-95
7. Consideration of: Request from Blackhawk Development to allow occupation of 3 units in the Dexter Crossing Condominium Site

M. COUNCIL COMMENTS

N. NON-ARRANGED PARTICIPATION

Same as item F. Those addressing the Council will state their name, and address. This section is limited to 5-minutes per participant or 10-minutes for group representatives.

O. ADJOURNMENT:

"This meeting is open to all members of the public under Michigan Open Meetings Act."

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DEXTER VILLAGE COUNCIL
REGULAR MEETING
MONDAY, October 11, 2004

~~AGENDA~~ 10-25-04
~~11A C-1~~

A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The meeting was called to order at 7:30 by President Seta in the Dexter Area Senior Center, located at 7720 Dexter-Ann Arbor Street in Dexter, Michigan.

B. ROLL CALL: President Seta J. Carson P. Cousins
 S. Keough D. Fisher
 T. Walters absent
 J. Semifero arrived at 7:40

C. APPROVAL OF THE MINUTES

Minutes of the Regular Council meeting of September 27, 2004 need to reflect that the agenda was changed to add under new business item 5 review of speed limits in the area of the Village Contiguous to the Westridge subdivision and remove item 2 from the consent agenda and add it under new business item 6.

Motion Keough, support Carson to approve the minutes as amended.

Ayes: Cousins, Fisher, Keough, Carson, Seta.
Nays: none.
Motion carries.

D. PRE-ARRANGED PARTICIPATION

None.

E. APPROVAL OF THE AGENDA

Motion Fisher, support Keough to approve the agenda as presented.

Ayes: Keough, Carson, Fisher, Cousins, Seta.
Nays: none
Motion carries

F. PUBLIC HEARINGS & SHOW CAUSE HEARINGS.

1. AN ORDINANCE FOR THE ADOPTION OF THE INTERNATIONAL FIRE CODE AND THE NATIONAL FIRE PROTECTION AGENCY LIFE SAFETY CODE 101 A.K.A. THE VILLAGE'S FIRE PROTECTION ORDINANCE ITEM K-1.

Public Hearing open at 7:34
Public Hearing closed at 7:35

2. REQUEST FOR AN INDUSTRIAL FACILITIES TAX EXEMPTION CERTIFICATE
FOR PROTOMATIC, INC. ITEM K-2.

Tim Robinson of Protomatic made a few comments thanking the council for the
opportunity

Public Hearing open at 7:36
Public Hearing closed at 7:38

3. ACCEPTANCE OF THE VILLAGE'S STORM WATER MANAGEMENT PROGRAM.
ITEM K-3.

Public Hearing open at 7:38
Public Hearing closed at 7:39

G. NON-ARRANGED PARTICIPATION

Gordon Darr 3355 Dover st.

Candidate for Scio Township clerk.

H. COMMUNICATIONS

1. MML Legislative Link-10-04-04.
2. Kiwanis Club-Family Halloween Party 10-31-04.

I. REPORTS

1. Department of public services- Ed Lobdell.
 1. Loader purchased.
 2. Salt shed will be completed this week.
2. Community Development Update- Allison Menard.
 1. Political signs- not on public property or in any public right-of-way.
 1. Mr. Cousins states that " He does not intend to comply with the ordinance as written. If anyone removes his signs or moves his signs, he will replace them."

3. Board and commission Reports
 - 1 HRWC Representative- Paul Cousins.
4. Subcommittee Reports
 - 1 Facility Committee- Shawn Keough
5. Village Manager's Report
 1. No report.
 2. Thank you for the vote of confidence and salary increase.
 3. Will submit a summary of items of interest from the conference attended.
6. President's Report
 1. Still reviewing DAFD contract
 2. Reviewing traffic study per Mr. Valenta.

J. CONSENT AGENDA

1. Consideration of: Bills & Payroll in the amount of: \$99,549.65

Motion Cousins, support Semifero to accept the consent agenda as presented.

Ayes: Semifero, Fisher, Carson, Cousins, Keough,, Seta.

Nays: none

Motion carries.

K. OLD BUSINESS -

1. CONSIDERATION OF: AN ORDINANCE FOR THE ADOPTION OF THE
INTERNATIONAL FIRE CODE AND THE NATIONAL FIRE PROTECTION
AGENCY LIFE SAFETY CODE 101 A.K.A. THE FIRE PROTECTION
ORDINANCE

Motion Fisher, support Semifero to postpone consideration of the adoption of said ordinance
Per request from Village manager, D. Eureste.

Ayes: Carson, Cousins, Keough, Fisher, Semifero, Seta

Nays: None

Motion carries.

2. CONSIDERATION OF: AN APPLICATION FOR INDUSTRIAL TAX EXEMPTION
CERTIFICATE FOR PROTOMATIC, INC.

Motion Semifero, support Fisher to adopt a resolution approving the application for industrial tax exemption certificate for Protomatic ,Inc.

Ayes: Carson,Cousins,Fisher,Keough,Semifero,Seta.

Nays: None.

Motion carries.

3. CONSIDERATION OF: ACCEPTANCE OF THE STORM WATER MANAGEMENT PROGRAM

Motion Cousins,support Keough to adopt the STORM WATER MANAGEMENT PROGRAM as presented.

Ayes: Cousins,Fisher,Keough,Semifero,Carson,Seta.

Nays: None.

Motion carries.

L. NEW BUSINESS

1. DISCUSSION OF: ELECTION CONSOLIDATION AND TERM CHANGES.

Ms. Eureste will provide a revised ordinance at the next regular meeting, Oct. 25th, 2004. A public hearing will be scheduled for the first meeting in November, 11/08/2004.

2. CONSIDERATION OF: PROPOSED ZONING MAP AMENDMENTS

Motion Fisher, support Carson to postpone proposed zoning map amendments pending planning commission review.

Ayes: Semifero,Fisher,Carson,Cousins,Keough,Seta.

Nays: None.

Motion carries.

3. CONSIDERATION OF: PROPOSED AMENDMENT TO ARTICLE 2- DEFINITIONS.

Motion Carson,support Semifero to approve the proposed amendments to article 2, definitions as presented.

Ayes: Semifero,Fisher,Carson,Cousins,Keough,Seta.

Nays: None.

Motion carries.

M. COUNCIL COMMENTS

Carson none

- Semifero Processes are in place, not being followed. This regarding Mr. Bishop's memo regarding rezoning.
- Cousins notes that flexibility should be a consideration regarding the rezoning. Regarding Boulder Park 2, the original concept for Boulder Park 2 included "no multiple curb cuts" to avoid traffic problems.
- Fisher Regarding postponing the proposed zoning map amendments, high esteem for planning commission's opinions.
- Keough Grand St. Looks great. What happened to investigation of speed limits, Westridge?

N. NON-ARRANGED PARTICIPATION

None.

Motion Fisher, support Keough to adjourn at 9:27.
Motion carries unanimously.

Respectfully submitted,

David F. Boyle, Village Clerk

Approved: _____

Summary of Discussion

THE VILLAGE OF DEXTER
VILLAGE COUNCIL MEETING
BUDGET PLANNING WORK SESSION
MONDAY October 18, 2004

10-25-04

C-2

Dexter Senior Center, 7720 Dexter Ann Arbor Road

A. **CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

B. **ROLL CALL:** President Seta J. Carson P. Cousins S. Keough
J. Semifero T. Walters D. Fisher

C. **NON-ARRANGED PARTICIPATION:**

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D. **BUDGET PLANNING SESSION**

1) Where are we now?

- a) Recommended revised Budget format – *document attached. Generally agreed that the revised budget format was acceptable.*
- b) Five year Financial Model – *Model was presented by M. Sherry*
- c) Current staffing and service – *Revised organizational chart attached*

2) Where are we going?

- a) What is an acceptable fund balance? *Generally agreed 15%*
- b) Which services should be expanded? *Generally agreed the service levels are acceptable.*
- c) Which services should be reduced? *Park maintenance could possibly be accomplished by summer help and/or contract work.*
- d) Which services or programs are sacred?
- e) Which new programs are needed? *Sidewalk replacement. More systematic approach to the CIP.*
- f) Is there a willingness to make a significant financial commitment for facilities and capital improvements? *General consensus to make a commitment, pending the completion of the Facilities committee plan. General agreement that DPW building is the top priority.*

g) What is the policy statement for revenue enhancement/reduction?

- i. Millage Rates – *Discussed under fund balance. General agreement to maintain household tax bills at a constant dollar level.*
- ii. Sewer and water rates – *General agreement that the rates should not rise by more than 10% annually.*

h) Should we change the Fiscal Year? There was general agreement that staff should present at a future council meeting the options for changing to a July Fiscal year.

3) What are we trying to accomplish?

a) Staff recommended Goals and Objectives – *Document attached*

b) Council recommended Goals and Objectives - *General discussion under items 1) and 2) result in the following (not in any particular priority).*

1) Implement the CIP! Include street inventory to identify necessary improvements

2) Analyze engineering service in the Village and investigating alternatives delivery methods including a cost analysis

3) Dedicate funding for transportation

4) Investigate the feasibility of implementing WI-FI as a village utility

5) Investigate the long term options for police and fire service

E. NON-ARRANGED PARTICIPATION

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F. ADJOURNMENT:

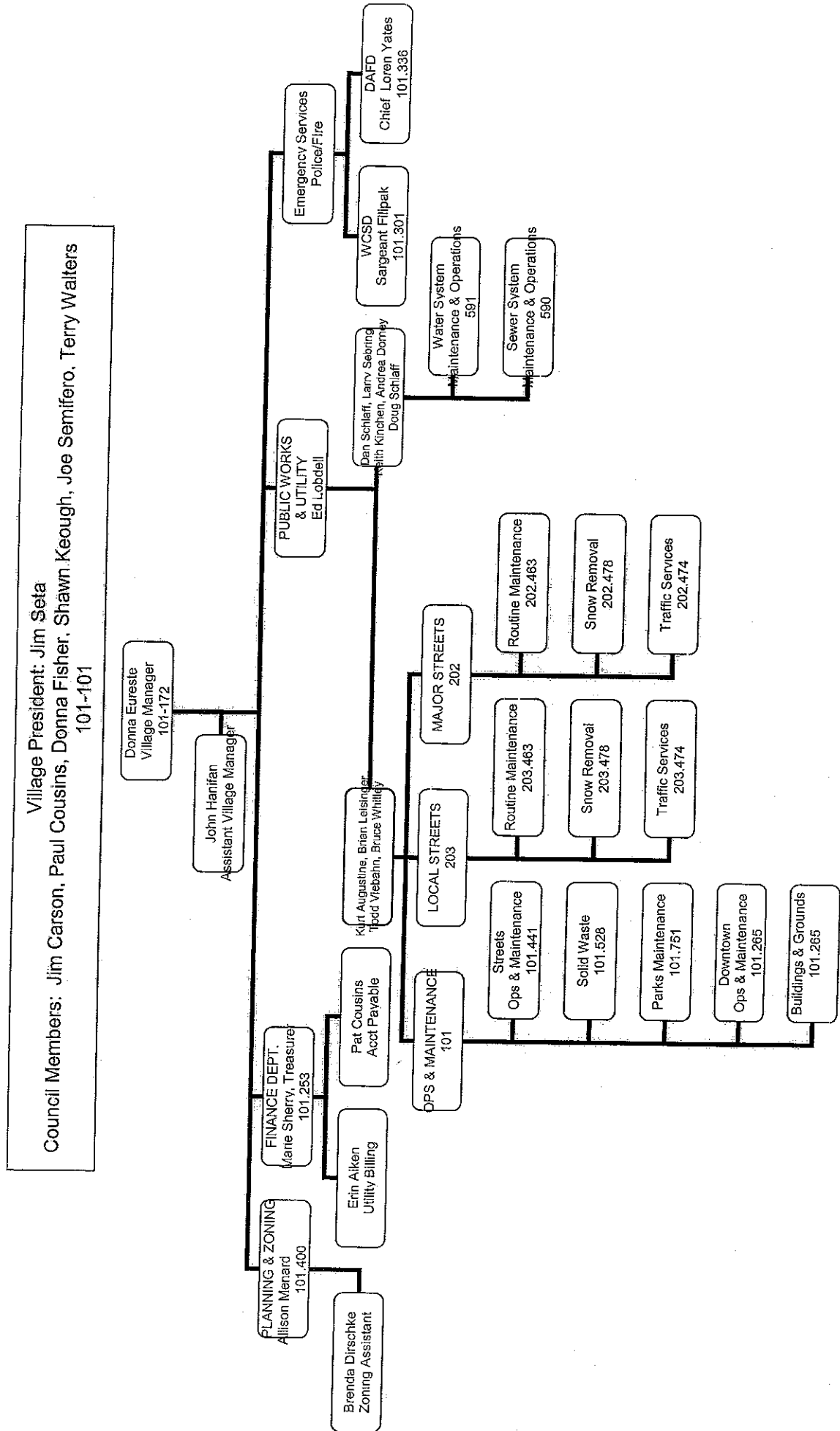
BUDGET WORKSHEET 2005/06

BUDGET WORKSHEET 2005/06

	Actual 2002	Actual 2003	Actual 2004	Current Year 2004/05		2005/06 Rcndd.	05/06Recm INC/(DEC) 04/05 est. YE	04/05 Est. YE		Rcndd. As % of Fund Budget
				Original Budget	Estimated YE Position			INC/(DEC)	Budget 04/05	
Dept: 191.000 Elections										
708.000 Salaries - Election Workers	787	629	769	1,000	944	-	(944)	(56)		#DIV/0!
<i>Funds are not needed starting in FY 05/06 since Seio Township will be running the Village Election</i>										
727.000 Office Supplies	1,263	85	-	100	50	-	(50)	(50)		#DIV/0!
<i>Funds are not needed starting in FY 05/06 since Seio Township will be running the Village Election</i>										
901.000 Printing & Publishing	117	559	409	500	1,262	-	(1,262)	762		#DIV/0!
<i>Funds are not needed starting in FY 05/06 since Seio Township will be running the Village Election</i>										
955.000 Miscellaneous	138	173	191	250	186	2,000	1,814	(64)		#DIV/0!
<i>Funds will be needed to pay for printing balloons and charges from Seio Twp</i>										
960.000 Education & Training	0	0	-	1,000	-	-	-	(1,000)		#DIV/0!
<i>Funds are not needed starting in FY 05/06 since Seio Township will be running the Village Election</i>										
977.000 Equipment	0	0	-	2,000	-	-	-	(2,000)		#DIV/0!
<i>Funds are not needed starting in FY 05/06 since Seio Township will be running the Village Election</i>										
Elections	2,305	1,446	1,369	4,850	2,442	2,000	(442)	(2,408)		#DIV/0!

VILLAGE OF DEXTER ORGANIZATIONAL CHART

CITIZENS OF DEXTER



GOAL - Maintain Financial Sustainability

Objectives:

1. Generally maintain tax rate increases at the rate of inflation;
2. Maintain a most competitive tax rate position in relation to other Southeast Michigan communities;
3. Have unappropriated reserve fund balances of \$_____ million by 2005, \$_____ million by 2008, and \$_____ million by 2013;
4. Attract and maintain business growth through an ongoing commitment to Economic Development and
5. Continue to explore other revenue streams to lower the percentage of property taxes, as part of the overall Municipal revenue.

GOAL - Ensure Good Stewardship of Municipal Infrastructure

Objectives:

1. Ensure the Main Street Bridge project is planned for with the best interests of Dexter
2. Locate and develop the 5th Well Site
3. Complete the Facilities Master Plan in 2005. Begin construction of DPW in summer 2005; Village Hall in Spring 2006.
4. Ensure an adequate supply of water to meet the estimated daily demand at a quality that exceeds the Safe Drinking Water Guidelines; and
5. Develop a long range plan to ensure sufficient budget for long-term infrastructure and facility maintenance.
6. Develop a long range plan for Mill Creek and possible redevelopment

GOAL - Facilitate a High Quality of Life

Objectives:

1. In concert with the community, develop a comprehensive parks, recreation, arts and culture strategic plan to address, guide and prioritize our parks, recreation, arts and cultural needs in a cost-effective manner; and
2. Continue to foster community spirit through liaising with community social service organizations.
3. Implement community events such as movies in the park and a farmer's market for summer 2005.

GOAL - Engage the Community

Objectives:

1. Encourage, support and recognize community volunteers on an annual basis;
2. Develop standard Village of Dexter logo and colors to be used on all village printed materials, cable channel and website
3. Provide open houses / community forums on major issues under consideration by Council;
4. Keep the public informed through the News, cable access channel, website, and issuing regular press releases; and
5. Meet regularly with interest groups.

GOAL - Develop & Maintain a First-Rate Work Force**Objectives:**

1. Develop and implement quarterly training for employee development; and
2. Explore and evaluate technologies for consolidating communications infrastructure.
3. Develop safety programs to minimize and/or transfer risk.

GOAL - Encourage Innovation & Excellence in Customer Service**Objectives:**

1. Continue to challenge the status quo through exploring alternative delivery of services or new facilities;
2. Implement a village purchasing policy to standardize purchasing and encourage competition among vendors
3. Provide annual customer service training to staff;
4. All customers will be treated in a friendly and respectful manner;
5. Customers will be directed to the appropriate staff person within two minutes; and
6. Customers' concerns will be responded to within one business day.

GOAL - Promote a Safe Community**Objectives:**

1. Expand fire prevention programs;
 2. Maintain an adequate police / population ratio consistent with State averages; and
 3. Review and Adopt the community's Emergency Preparedness Plan
-
-

VILLAGE OF DEXTER – Community Development Office

8140 Main Street, Dexter, Michigan 48130-1092 Phone (734) 426-8303 ext. 15 Fax (734) 426-5614

Memorandum

10-25-04

MEM D-2

To: Village Council
Donna Eureste
From: Allison Menard
Re: Gary Vanderhaagen presentation
Date: October 25, 2004

Included are various documents from the last several months of the DDA Action plan subcommittee. The subcommittee included Allison Menard, Gary Vanderhaagen, Ray Tell, and Donna Eureste. The subcommittee was put together per the DDA Action plan that resulted from the Parking Study. The subcommittee was charged with implementing the recommendations of the parking study. The subcommittee started meeting at the beginning of the year and has been progressively working through the recommendations of the study with consultation from Beckett and Raeder, Carlisle Wortman and Dykema Gossett.

Gary will be at the meeting to review the enclosed documents.

Please contact me prior to the meeting with questions.

Thank you,

Public Hearing on Proposed Zoning Changes to the
Central Business District (CBD) and Village Commercial (VC)
September 7, 2004

Drivers for Zoning Changes:

1. Improved commercial environment and viability of the CBD
2. Follow up to recommendations from the "2003 Parking and Customer Feedback Study" sponsored by the Downtown Development Authority (DDA)

Key Issues Identified by the Study and DDA:

1. Expand range and selection of services within the CBD; restaurants, retail, second floor offices and residential
2. Revise the CBD zoning to promote concentrated pedestrian oriented retail and eatery uses in the core blocks of the district with a "great downtown feel"
3. Establish a customer friendly parking management strategy which supports higher density needs for today and the future

Key Actions Set Forth in the Recommended Zoning Changes:

1. For expanded services-
 - Expand the CBD to include selected core areas of surrounding VC
 - Change upper floor commercial and residential to "principally permitted"
 - Remove auto repair and service station from CBD special uses
 - Change non-conformance discontinuance from 12 to 6 months
2. For improved pedestrian use and a "great downtown feel"-
 - Prohibit new mid block curb cuts, consolidation allowed, and \$2000 credit for removal
 - Lot usage maximized; 100% max with minimums that encourage higher density land usage, shoulder to shoulder buildings, and zero setback at sidewalks
 - All new developments within CBD to be either 2 or 3 story, brick faced, historically consistent buildings
 - Development of open lots and placement of public parking to rear of buildings
 - Encourage shared and public parking as opposed to small private indiscriminate parking lots
3. For a customer friendly parking-

- CBD parking to be public; parking fund established with assessment of \$6 per 1000 sq ft of gross space for any new development or usage change. VC District parking requirements have been reduced slightly and may be either private or may join Public Parking Program for \$2000 per required space. Variances will need to be strongly discouraged for the Public Parking Program to work.
- Any curb cuts removed provide \$2000 credit towards any Public Parking Fund obligation
- Land swap option available for unused land behind CBD buildings where DDA can use for extension of public parking

Other Actions Underway Not Requiring Zoning Change:

1. DDA will develop a long term parking plan utilizing existing funding and the proposed Parking Fund
2. Existing parking lots have been designated for 2 hour and long-term parking. Customer friendly parking enforcement has been started.
3. The Main Street parking lot, next to Dairy Queen, will be redeveloped with new 3 story, all brick, historically consistent building for eatery and retail on the first floor and offices on second and third floors
4. The house in corner of the new Forest Street parking lot was sold for commercial space redevelopment
5. The Dexter Chamber of Commerce will actively promote additional downtown redevelopment consistent with these recommendations

Decision Matrix:
Modification of Central Business District (CBD)
& Village Commercial (VC)
Zoning Boundaries

Principle difference between CBD and VC: the VC zoning district has setbacks, does not allow for the maximum use of land area, and has required parking (based upon use). Detention is provided by the Village in the CBD through existing storm sewer. Detention is not provided by the Village in the VC and would be required for any redevelopment.

Increase CBD to Include Existing VC Areas-

PRO Arguments for Making Change:

- CBD zoning fosters a walk able, high density, business district distinctly unique to viable downtowns
- Reduced setback and parking requirements allow existing converted residential structures to be replaced by more viable larger buildings located at the sidewalks for easier access.
- Increased commercial floor space will improve the downtown customer appeal and viability. Downtown must become a “*destination*” with more commercial and retail space. The downtown must be competitive with other commercial developments in Dexter and Scio Township and to do that unique places must have a place to occupy.
- Existing VC zoning has not fostered re-development of core village business area; setback and parking requirements dictate a “strip mall” like approach to what needs to be a high density walk able environment
- With the new storm water retention requirements, the ability to meet parking requirements dictated by VC zoning becomes nearly impossible thereby making redevelopment even more unlikely
- Other successful downtowns have used a similar approach to foster high-density redevelopment.
- Current VC Zoning standards dictate variances due to the restrictions. Variances are not guaranteed and may lead businesses to locate elsewhere where there are fewer requirements to meet, and multiple approvals and board meetings are not necessary to obtain approval.
- May encourage land combinations that foster future extension of the downtown.
- Will encourage shared parking areas instead of piecemealed parking areas and multiple curb cuts.
- Shared parking areas will facilitate more controlled traffic circulation due to the reduction in the amount of curb cuts.
- Parking areas will be easier to find and encourage walk ability throughout the “destination” downtown.

CON Arguments for Making Change:

- Elimination of parking requirements for new business requires DDA to plan and fund new parking as need develops.
- Elimination of setbacks and parking requires the Village and the DDA to make long-term plans and investments into parking and storm sewer installation.

Change the South Side of Forest Street from Residential to VC-

PRO Arguments for Making Change:

- Creates more area for commercial development.
- Opens up the expansion of a walk able, more viable downtown business district.
- Creates the opportunity for more parking.
- Fosters potentially higher land market values for existing land owners thereby making the transition more palatable
- Makes more feasible the redevelopment of added parking along Forest Street as the need arises.

CON Arguments for Making Change:

- May upset existing residents who like the “as is” environment.
- Encourages the conversion of single family homes to commercial properties (pro or con)

VILLAGE OF DEXTER – ZONING OFFICE

8140 Main Street, Dexter, Michigan 48130-1092 Phone (734) 426-8303 ext 2 Fax (734) 426-5614

Memorandum

To: Planning Commission
From: Allison Menard
Re: DDA Action Plan
Date: February 26, 2004

Base on the recommendations from the DDA Parking Study (previously included in the packet) an Action Plan has been created and a subcommittee has been formed to implement the recommendations. The subcommittee has met once and the included documents with proposed changes have been reviewed. The changes that are recommended are very preliminary and only DRAFT recommendations. The committee will continue to meet to evaluate what is best for the downtown and its development based on the Parking Study and the Long Range Plans for the downtown district. Please review the proposed amendments, underlined and strikethrough, and provide any comments/suggestions regarding the preliminary changes.

The goal of the Action Plan Subcommittee will be to identify ways to improve the downtown area, including commercial and retail development, as well as how to plan for future parking and stormwater needs.

The Planning Commission will also be asked to review the future land use map and the zoning map in the future after recommendations are made by the Action Plan Subcommittee.

The Action Plan Subcommittee is looking for a Planning Commissioner to participate. Please let me know if you would be interested.

Please contact me prior to the meeting if you have questions.

Thank you,

WPAIVE

P 20

Parking Study Recommendations										Parking Management Strategy and Implement										Do?		DDA		Approving Authority		Supporting Authority		Leader(s) Team		Plan/Comp Date		Status			
																				Yes/No		Priority													
(1) Establish a New "Customer-Friendly" Parking Management Strategy and Implement																																			
Establish a new parking management strategy and implement																																			
C1	Retain existing 2-hr limits for curb.	Increase enforcement and fines, especially facilities 1b & 3b						Y				H				Village				DDA				Steve/Donna											
C2	Designate public spaces nearest shops for max 2-hr customer parking, lots 4b, 4c, & 4d							Y				H				Village				DDA				Fred M.											
C3	Designate remote parking spaces for long-term employees and residents							Y				H				Village				DDA				Milt											
C4	Establish improved system for parking fines							Y				H				Village				DDA															
C5	Work with Post Office and surrounding property owners to improve supply and efficiency							Y				L				Village				DDA															
E1	Supplement Village expenditures for increased parking enforcement.							Y				H				DDA				DDA															
E2	Add 2-hour customer parking in larger off street lots and designate long term parking areas							Y				H				Village				DDA															
	Administer increased public parking enforcement							Y				H				Village				DDA															
(2) Revise Village and CBD Zoning; Establish coordinated effort that promotes concentrated pedestrian-oriented retail and eatery uses in the core blocks of the Central Business District																																			
A2	Amend the CBD district zoning ordinance							Y				M				Village				Plan/DDA				Gary/Allison											
D1	Expand CBD district to include current Busch's site							Y				M				Village				Plan/DDA				Donna											
D2	Set lot coverage in CBD district to maximum of 100% and (especially) minimum of 75%							Y				M				Village				Plan/DDA				Ray											
D3	Building setback in CBD: Sec. 15.04D into "schedule of regulations". Clarify setback to 1 foot							Y				M				Village				Plan/DDA															
D4	Permitted Uses:							Y				M				Village				Plan/DDA															
	a) Upper floor commercial & residential uses should be "principally permitted" in CBD district							Y				M				Village				Plan/DDA															
	b) Ground floor attached dwellings should be permitted in the VC district							Y				M				Village				Plan/DDA															
	c) Remove auto service station & auto repair from CBD special uses							Y				M				Village				Plan/DDA															
	d) Consider major streets in CBD to comprise 60% min ground floor frontage for eatery & retail							Y				M				Village				Plan/DDA															
D5	Prohibit mid-block curb cuts on major CBD streets							Y				M				Village				Plan/DDA															
D6	Allow greater building height (3-4 stories) in CBD when retail or eatery are on ground floors							Y				M				Village				Plan/DDA															
D7	Change nonconforming uses of structures, discontinuance or termination, from 12 to 6 months							Y				M				Village				Plan/DDA															
D8	Signs: allow small projecting signs in CBD (no higher than first floor cornice)							Y				M				Village				Plan/DDA															
D9	Excessive off street parking req'm's in VC district: lower to normal standards for certain uses							Y				M				Village				Plan/DDA															
E2	Amend zoning ordinance							Y				M				Village				Plan/DDA															
(3) Enhance the Commercial Environment and Viability of the Central Business District (CBD)																																			
Enhance the Commercial Environment & Insure viability of Central Business District																																			
A3	Acquire select core area property for redevelopment into retail, office & high density residential							Y				H				DDA								Dan Bud											
	Potential Development Sites:																																		
B1	Block 1: Insure the viability of the Busch's supermarket site							Y				H				DDA								Gary											
B2	Block 2: Drive-thru areas accessed from Main St, southwest portion of block							N				H				DDA								Scott											
B3	Block 3: lots k & h, in-fill development on portions of these private parking lots that front Main							Y				L				DDA																			
B4	Block 4: Main St frontage between Pharmacy & Chamber Building							Y				H				DDA																			
E1	a) Site acquisition and redevelopment for new buildings and retail/eatery uses on underutilized sites							Y				H				DDA																			
	b) Retail business recruitment program for core area. Work with Chamber of Commerce.							Y				L				Chamber				DDA															
E3	a) Work with DDA on retail/eatery business recruitment for CBD							Y				L				Chamber				DDA				Carol											
	b) Promote retail environment in core area through special events, sales events, core business hour							Y				L				Chamber				DDA															

a) numbering refers to original study document

Issue 2, Parking Study Followup Actions, 3/29/2004

**Village of Dexter
Action Plan Recommendations**

#	Parking Study Recommendation	How Item has been addressed Changes Proposed in Sections 4, 5, 15A, 15 and 20	Future Recommendations/Changes
A2	Amend CBD in Zoning Ordinance	1. Minor text amendments to Section 15(A) 2. Proposed changes to schedule of regulations 3. Use changes addressed in Section 15	1. Combine CBD and VC Districts regulations the same, including parking and setbacks. Village and DDA long range plan for stormwater and parking.
D1	Expand CBD to include Busch's	1. See future land use map	1. Changes should be made to the Zoning map following approval of the Master Plan by the PC (June?)
D2	Lot Coverage in CBD	1. Max. and Min shown on proposed changes to design criteria	1. Stormwater and Parking are major issues that need to be addressed
D3	Schedule of Regulations - 1 foot	1. Ordinance states that bldgs. must be within one foot of the front and side lot line if they are on a corner lot. Setbacks are 0, therefore they must be btw. 0-1 foot from the lot line.	
D4	Permitted Uses a. Upper floor comm. And resid. b. Ground floor attached dwellings c. Remove auto related d. Eatery and retail	a. Proposed changes in Sec. 15.02(A), 15.01, 15.02(L), 15.03(A) c. Proposed change in Section 15.03(F) & (G) d. Addressed in Sec. 15.02(A) and 15.02(D)	b. Further explanation necessary
D5	Prohibit curb cuts mid-block	1. Proposed changes in Section 15.01	1. Add proposed changes to Section 15.02(A)
D6	Greater Building Height	1. Proposed changes in Proposed design criteria, Changes would occur in Section 20.01	
D7	Change non conforming use from 12 months to 6 months	1. Proposed Changes in Section 4.04C	
D8	Projecting Signs	1. DONE - currently allowed	
D9	Excessive off-street parking VC	1. Addressed in Section 15.01	1. Additional research will need to be looked at re: stormwater and curb/gutter, public lots, and potential SAD.
E2	Amend Zoning Ordinance	1. Multiple changes presented 2. On-going	1. Committee should evaluate changes presented and make formal recommendation to PC

Mock Site Designs

EXAMPLE #1

SITE = .34 acres or 14,810 square feet

BUILDING SIZE = 3000 sq. feet

PARKING – Incremental spaces – 10 provided, 3 on-street spaces lost due to curb cut

REQUIRED DETENTION SIZE/COSTS:

1500 s.f. Detention basin = \$2000 catch basin
\$5000 detention
\$8000 storm sewer pipe
\$3000 standpipe

TOTAL= \$18,000

REQUIRED PARKING SPACES/COSTS:

15 required spaces = \$10,000 Asphalt
1 handicapped space \$8000 Gravel
\$7000 Curb/Gutter

TOTAL= \$25,000

TOTAL DEVELOPMENT COSTS FOR PARKING AND DETENTION = \$43,000

EXAMPLE #2

SITE = .11 acres or 4,890 square feet

BUILDING SIZE = 3 Mock Scenarios

OPTION 1

Building Size = 900 sq. Ft.

Parking and Detention Costs = \$27,920.00

Incremental Parking – 3 provided, 3 on-street spaces lost due to curb cut

Parking gained = 0

* Setback, Parking and detention Variances Required

OPTION 2

Building Size = 875 sq. ft.

Parking and Detention Costs = \$26,280.00

Incremental Parking – 4 provided, 3 on-street spaces lost to curb cut

Parking gained = 1

* Setback, Parking and Detention Variances Required

OPTION 3

Building Size = 1225 sq. ft.

Parking and Detention Costs = \$36,550.00

Incremental Parking – 5 spaces provided, 3 on-street spaces lost to curb cut

Parking gained = 2

* Setback and Parking Variances Required, Detention requirements met.

District/Use Comparisons
PRELIMINARY DRAFT

EXISTING Design Criteria

DISTRICT	Min/Max Lot Area	Width (feet) Min.	Maximum Bldg. Height	Front Setback	Side Setback	Rear Setback	Min/Max Lot Coverage (%)	Minimum Floor Area	Parking
CBD	-	-	2.5 stories or 35 feet	-	-	-	-	-	-
VC	-	-	2.5 stories or 35 feet	15'	5'	10'	-	-	Based on use
C-1	10,000 sq. ft.	70'	2.5 stories or 35 feet	25'	10'	25'	-	-	Based on use

PROPOSED Design Criteria

DISTRICT	Min/Max Lot Area	Width (feet) Min.	Maximum Bldg. Height	Front Setback	Side Setback	Rear Setback	Min/Max Lot Coverage (%)	Minimum Floor Area	Parking
CBD	-	-	3 stories or max. 45 feet	-	-	-	75 - 100%	-	-
VC	-	-	3 stories or max. 45 feet	5'	5'	5'	75 - 90%	-	Base on use or size of parcel or NONE

- If parking requirements are to be waived in VC district the DDA and Village will need to consider a long range parking plan and potential special assessment district for stormwater management. Parking Lots could then be designed in such a way to accommodate stormwater and curb and gutter, as well as on-street parking could be planned.
- Phase 2 regulations will also require the Village to treat stormwater. Phase 2 must be a consideration.
- Other communities have created fees in lieu of requiring parking. Those fees could be used to develop on or off-street parking.
- A long-range plan for parking and stormwater should be considered prior to eliminating the parking and detention requirements because ultimately the Village will be responsible.
 - 1) parking structure 2)

EXISTING Parking Based on Use

USE	Spaces Required
General Retail (both VC and C-1)	5.0 spaces per 1,000 sq. ft. usable floor area
General Office (both VC and C-1)	3.5 spaces per 1,000 sq. ft. gross floor area
CBD	NO PARKING REQUIRED

- Section 5.01G, Flexibility is application. The Planning Commission may grant relief from parking requirements if warranted.

PROPOSED Parking Based on Use

USE	Spaces Required
General Retail (both VC and C-1)	<i>Must be reviewed</i>
General Office (both VC and C-1)	<i>Must be reviewed</i>
CBD	NO PARKING REQUIRED

District/Use Comparisons
PRELIMINARY DRAFT

EXISTING District Use Comparison

DISTRICT	PERMITTED USES	SPECIAL USES
CBD		Same as VC District
VC	<ul style="list-style-type: none"> • All retail and service establishments that deal directly with customers. • All uses permitted in VC district. • Essentially all: <ul style="list-style-type: none"> • Retail • Personal service • Food establishments up to 1000 sq. ft. • Restaurants that do not serve alcohol • Banks and other financial institutions • Business and other professional offices • Printing and photo studios • Public buildings • Private clubs, fraternal organizations and lodges • Commercial schools • Theatres, Cinemas 	<ul style="list-style-type: none"> • Upper floor apartments • Commercial/retail and office uses • Food establishments over 1000 sq. ft. • Carry-out restaurants • Restaurants that serve alcohol • Bars, taverns, lounges • Automobile service stations and auto repair • Vocational and technical training facilities • Banks and other financial institutions with drive-up windows • Service establishments of an office/retail, workshop, showroom nature • Outdoor Eating areas • Small Animal Clinics
C-1	<ul style="list-style-type: none"> • Retail • Personal Service • Business and Professional Offices • Stores and Shops for service or retail • Service of office, showroom, workshop nature • Theatres and studios for professional work • Private Clubs, fraternal organizations and lodges • Business schools and colleges, private for profit • Showroom and sales of new automobiles • Financial Institutions 	<ul style="list-style-type: none"> • Restaurant with drive in and carry out, no alcohol service • Commercial outdoor sales and open air businesses • Indoor commercial recreation • Funeral Homes • Mechanical amusement devices and arcades • Automobile service when in a larger center • Essential public services bldgs and storage yds • Accessory commercial outdoor sales and storage • Restaurants serving alcohol • Outdoor Seating at Restaurants • Cleaning establishments meeting regulations • Used Car Lots • Small Animal Clinic • Automobile service center • Adult Regulated Uses • Single, Double and multiple Dwelling Units above the ground floor • Motels and hotels • Automatic or self serve car wash

District/Use Comparisons PRELIMINARY DRAFT

PROPOSED District Use Comparison

DISTRICT	PERMITTED USES	SPECIAL USES
CBD	<ul style="list-style-type: none"> All retail and service establishments that deal directly with customers. All uses permitted in VC district. 	Same as VC District
VC	<ul style="list-style-type: none"> Essentially all: Retail Personal service Food establishments up to 1000 sq. ft. Restaurants that do or do not serve alcohol Banks and other financial institutions Business and professional offices Printing and photo studios Public buildings Private clubs, fraternal organizations and lodges Commercial schools Theatres, Cinemas <u>Upper Floor apartments</u> 	<ul style="list-style-type: none"> Upper floor apartments Commercial/retail and office uses Food establishments over 1000 sq. ft. Carry-out restaurants Restaurants, sit-down, that serve alcohol Bars, taverns, lounges Automobile service stations and auto repair Vocational and technical training facilities Banks and other financial institutions with drive-up windows Service establishments of an office/retail, workshop, showroom nature Outdoor Eating areas Small Animal Clinics
C-1	<ul style="list-style-type: none"> Retail Personal Service Business and Professional Offices Stores and Shops for service or retail Service of office, showroom, workshop nature Theatres and studios for professional work Private Clubs, fraternal organizations and lodges Business schools and colleges, private for profit Showroom and sales of new automobiles Financial Institutions 	<ul style="list-style-type: none"> Restaurant with drive in and carry out, no alcohol service Commercial outdoor sales and open air businesses Indoor commercial recreation Funeral Homes Mechanical amusement devices and arcades Automobile service when in a larger center Essential public services bldgs and storage yds Accessory commercial outdoor sales and storage Restaurants serving alcohol Outdoor Seating at Restaurants Cleaning establishments meeting regulations Used Car Lots Small Animal Clinic Automobile service center Adult Regulated Uses Single, Double and multiple Dwelling Units above the ground floor Motels and hotels Automatic or self serve car wash

VILLAGE OF DEXTER – Community Development Office

8140 Main Street, Dexter, Michigan 48130-1092 Phone (734) 426-8303 ext. 15 Fax (734) 426-5614

Memorandum

To: Village Council
Donna Eureste
From: Allison Menard
Re: Tree Update
Date: October 25, 2004

10-25-04
I-1

Tree Planting Grant and Tree Subcommittee – Due to the DNR Ash Tree replacement grant being available for only two planting seasons, fall 04 and spring 05, a resident committee was created to help evaluate how the village could get residents to participate in the ash tree replacement.

The Community Development Office was first approached by the Huron Farms Home Owners Association (Thom Phillips) and in turn put together a group of individuals from the Dexter Crossing HOA (Jim Carson), the Westridge HOA (Joe Semifero) and the Village Proper (John Coy) to act as a steering committee. The steering committee was then asked to determine what was a reasonable resident contribution to street tree replacement, and how the grant could be extended to offer each homeowner the opportunity to participate in the replacement of their ash tree or dead street tree.

The goal of the group was to evaluate how to administer the grant, based on match dollars from the village and potential other sources such as HOA's or individual residents. The committee was used to provide guidance on what was reasonable to request from residents for the replacement of trees within the ROW. The committee helped develop a formula based on the available funding and anticipated ash trees within the village, and helped to develop and distribute the door hangers to notify residents of the opportunity to have their tree replaced. It was not the intent of the small group to be the Tree Subcommittee; it was the intent of the small group to take care of an immediate need to administer a time sensitive ash tree replacement grant.

The next steps in the Tree Subcommittee of the Parks Commission is to work on Program Development and establish the guidelines for what they are to do and then provide recommendations on how the future program will develop. Based on additional funding received from the Community Forestry Grant, the funding will be used for program development (see attached document). Program development will include resident tree care information, pruning and trimming information, and recommendations for maintenance and an annual replacement program, i.e. large tree and stump removals versus small tree removals and level of hazard recommendations.

Included is the information that was provided to the DNR upon application for funding. Also included is the portion of the application that includes what funding can be used for, including staff time. Please contact me prior to the meeting with questions.

Thank you,

VILLAGE OF DEXTER
WASHTENAW COUNTY
STATE OF MICHIGAN

RESOLUTION REGARDING
APPLICATION FOR THE COMMUNITY FORESTRY GRANT

WHEREAS, the Dexter Village Council desires to develop a program to maintain and care for existing trees within the Village of Dexter and the State of Michigan; and

WHEREAS, the Dexter Village Council wishes to maintain and enhance the existing character of the village; and

WHEREAS, the Village of Dexter desires to create a tree inventory of all the of the village's tree within public rights-of-ways and parks,

BE IT THEREFORE RESOLVED, that the Village of Dexter Village Council authorizes Allison Menard, Community Development Manager to apply for the Community Forestry Grant through the State of Michigan Department of Natural Resources and oversee the implementation of the Village of Dexter's Tree Program.

MOVED BY: Fisher SUPPORTED BY: Semifero

YEAS: Cousins, Fisher, Keough, Semifero, Carson, Seta

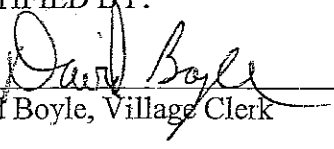
NAYS: None

ABSENT: None

RESOLUTION DECLARED ADOPTED THIS 7th DAY OF July, 2004


Jim Seta, Village President

CERTIFIED BY:


David Boyle, Village Clerk

VILLAGE OF DEXTER
WASHTENAW COUNTY, MICHIGAN
RESOLUTION REGARDING
APPLICATION FOR THE EMERALD ASH BORER TREE PLANTING GRANT

WHEREAS, the Dexter Village Council desires to help eliminate and prevent the existence and further spread of the Emerald Ash Borer within the Village of Dexter and the State of Michigan; and

WHEREAS, the Dexter Village Council has begun the process for establishing a tree board to monitor the trees within the village parks and right-of-ways; and

WHEREAS, the Village of Dexter desires to create an inventory of all the village's tree; and

WHEREAS, the Village of Dexter desires to replace all the dead and dying ash trees within the Village of Dexter and the parks and right-of-ways and arrange for proper disposal of infested trees,

BE IT THEREFORE RESOLVED, that the Village of Dexter Village Council authorizes Allison Menard, Planning and Zoning Administrator to apply for the Emerald Ash Borer Tree Planting Grant through the State of Michigan Department of Natural Resources.

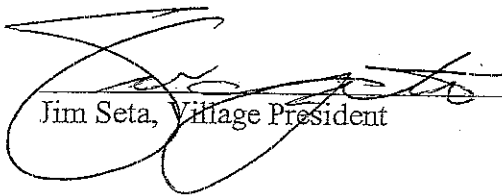
MOVED BY: Jim Carson SUPPORTED BY: Donna Fisher

YEAS: Jim Seta, Joe Semifero, Paul Cousins, Terry Walters, Shawn Keough

NAYS: None

ABSENT: None

RESOLUTION DECLARED ADOPTED THIS 24th DAY OF May, 2004



Jim Seta, Village President

CERTIFIED BY:



David Boyle, Village Clerk

Village of Dexter Community Forestry Grant Tree Maintenance, Replacement and Enhancement Program

In recent years the Village of Dexter has begun to more thoroughly understand the importance of tree maintenance, replacement and community enhancement. As a result the village is working towards developing strategies for a new tree program. The village does not have full time forestry staff, nor is there currently a tree maintenance program. The village hopes to use the community forestry grant to properly develop a program. The village anticipate that the program will create a board that will guide the programs development, as well as devising strategies and materials to help to educate residents and businesses on the importance of trees, tree protection and tree care.

To date the village has released an RFP to local tree experts and has received proposals for a tree inventory. Proposals ranged from \$9000 - \$25,000 based on a rough estimate of 800 village trees. The actual number of trees is estimated to be closer to 1300 trees based on street mileage, trees per block and park trees. A synopsis of the proposals is included with the grant application to detail what the inventory will include.

The village will be conducting an inventory within the next few months, however additional funding would ensure that the data received can be properly utilized and maintained to develop a long-term street tree program as well as educational materials. The additional funding would also ensure a long-term tree maintenance, replacement and enhancement program. Additional funding will also be needed based on the actual number of village trees realized to be closer to 1300 village wide.

The Village of Dexter's goal is to develop a tree maintenance, replacement and enhancement program for village street trees within the public rights-of-way, and for trees within village parks. The 2004-2009 CIP demonstrates that the Planning Commission understands the importance of a maintenance, replacement and enhancement program and has subsequently recommended a minimum of \$10,000 be budgeted every year to maintain the existing character of the Village. The Planning Commission and the Village Council will also use the existing Tree Endowment to further enhance areas of the Village currently void of trees.

The Village of Dexter understands that it is important to maintain trees, as they are an asset to the Village of Dexter and it's character. Trees provide for shade, improve air quality and help naturally manage storm water. Therefore, the mission of the Village of Dexter's tree maintenance and replacement program is:

To preserve, enhance, and foster the growth of a variety of trees within the Village of Dexter that contribute to the character and ambience of our small town, as well as help improve the environment by providing habitat, shade, improved air quality and naturally managed storm water.

The village's mission is designed to promote the planting of a variety of tree species and sizes to protect the Village from the potential of future invasive species such as the Dutch elm disease and the Emerald Ash Borer (EAB). By promoting species variation with

trees native to Michigan, the Village can better prepare for potential invasive's and prevent an immediate and significant change in the village's character caused by canopy loss. It is also the village's intent to adopt the attached Michigan Department of Natural Resources (MDNR) species recommendations for inclusion in the Tree Maintenance, Replacement and Enhancement Program information. Tree selection for trees planted within the village will be made from the MDNR recommendations.

In the village's newer areas trees have only recently been planted, although many were Ash trees. With the devastating tree loss in many of these subdivisions the village's intent is to replace these trees in an effort to restore canopy loss and maintain the intended future character of the areas. The village also intends to remove and replace trees in the older areas of the village having experienced significant canopy loss due to the EAB and old age.

The Village will first start with the creation of a tree inventory, which will include information such as location, species, health, crown structure and size (DBH) of trees. This inventory will be used to evaluate species, health and variety of trees currently within the village. The inventory will also be used to prioritize and plan how the village will manage, maintain, replace and enhance existing trees and future planting. The village is proposing to maintain and manage the tree inventory using the existing GIS computer-mapping program.

Because the village does not currently have a tree replacement and maintenance program an inventory is necessary to develop an action plan for continued tree maintenance and replacement. The village will start by evaluating the inventory and prioritizing how management will occur. A tree endowment will be used to help finance the tree inventory as well as for maintaining the program in the future. Minimal funds from the General Fund have been budgeted in FY 04/05 to continue to develop the tree program and further develop and maintain the program and GIS data. Additional funds will be required to fund staff time for the development of the program, development of a community tree board, hazard tree management, community tree care programs, and tree protection activities.

Community Involvement

The Village of Dexter Community Development Department, Department of Public Services, Parks Commission and Tree Board will oversee the Village's Tree Program and follow up. The tree board will evaluate what trees are replaced or which areas are enhanced. Older trees that are dead or dying will be the first to be removed and replaced based on the information gathered from the tree inventory. Areas that have been devastated by the Emerald Ash Borer will receive the highest consideration for removal and replacement. Areas of the Village, which are currently void of trees will also received high priority, such as new parks. The Tree Board will use local nurseries to determine the best species for an area based on existing conditions such as, variety of species in an area and soil composition. The village will also ask residents to participate in the identification of trees impacted by the Emerald Ash Borer. The Tree Board will

also use contact with residents as an opportunity to educate about the importance of species variety and tree maintenance.

The Village has already established an information brochure that is given to new homeowners informing them about the importance of proper maintenance of newly installed street trees and will further develop information on tree care, maintenance and hazards. The village is working with local developers to ensure that new residents are notified about the importance of watering trees during the first two years of planting. The village anticipates that the information alone will help prevent the newly planted trees and older trees from dying or becoming hazards.

The Village's website will also be used to help educate and notify residents of the new Tree Maintenance, Replacement and Enhancement Program as well as tree care. Documents included in this grant application will be posted as reference for residents and an ordinance will be created to help inform and guide residents on the importance of proper planting, care, maintenance and enhancement with trees native to Michigan.

The village intends to enlist the help of local community organizations to help with the proper care of newly planted trees. A sign-up sheet will be created for local groups to sign-up for a period of time in which they are responsible for the watering and care of new trees. This type of community involvement will create a sense of ownership over the trees and foster future program development and participation. Following the end of grant funding the program will be maintained through the allocation of the general fund and the tree endowment. As trees are replaced staff will update the GIS computer inventory and the tree board will continue to evaluate the effectiveness of the program. The tree board will also continue to develop new ways to educate the community and research additional funding opportunities. GIS will also be used to track maintenance and replacement of trees within the system, such as trimming and hazard mitigation. Changes to the program will be made as recommended by staff and the tree board.

Long Term Goals

The Village of Dexter anticipates the development of a long-term community tree replacement initiative. The village will implement the program and designate priorities for when tree replacement and maintenance should be done. If residents do not desire to wait for their street tree to be replaced, the village will give them the opportunity to purchase a tree and have the village install the tree. The village will also consider adopting a cost share program to help resident get more rapid tree replacement. Standards for this type of program will designate potential species and require a permit to ensure that trees are planted in the right location for overhead and underground utilities. Due to the recent devastation of Ash Trees caused by the EAB, many resident would like to replace their trees immediately and therefore the village would like to be able to offer this type of program.

The GIS computer mapping of the inventory will be maintained by staff as trees are replaced, trimmed or receive other maintenance. Data can be maintained within the

system to ensure that trees are receiving maintenance as needed and evaluation of the overall effectiveness of the program can occur.

Short Term Goals

The Village's short-term goals are to create a Tree Board to develop priorities and guidelines for how the tree program will operate. Upon receipt of a computer tree inventory the tree board will evaluate the existing tree stock within the village and develop strategies for implementation of a tree program. The village has also received funding for the replacement of ash trees. The board will be partially responsible for developing the cost effective ways to utilize the funding for the most efficient tree replacement. The board will also begin working on community education materials.

Maintenance projects are not eligible, for example, tree removals, routine trimming, and stump removal. Selected examples include:

✓ Local government program development, such as staffing (students, interns, etc.), tree ordinance development and revision, staff development, community tree board formation and development, hazard tree management, community/citizen tree care programs, tree protection activities, tree inventory, and comprehensive community forestry management plans (Maximum grant request: \$20,000.00)

Technology transfer or information and education projects such as workshops, training sessions, youth programs, public service materials, brochures, exhibits, and video production and distribution. Technology transfer projects may be projects that test the practicality and applicability of community forestry techniques, programs, and models. They must have state, regional and/or national applicability, and include a mechanism for information dissemination. Examples of technology transfer projects might be creating a slide program on hazard tree training, or a Michigan-based urban and community forestry education unit for schools. (Maximum grant request: \$10,000.00)

Library and nature center resource material acquisition projects to obtain current and new reference materials (books, periodicals, videos, slide/tape programs, etc.) for use in communities. This grant is open to public libraries and non-profit nature centers. Materials must be available for use by the public at no charge (no required membership or entry fees.) Materials must be in circulation for at least 5 years. A list of approved publications is available on request; any materials not on the list must be submitted and approved by DNR FMFM. Grant funds may only be used for purchase of materials. Local match may include additional purchase of materials, sponsoring workshops, or other educational activities. (Maximum grant request: \$ 500.00)

✓ Tree Planting Projects (Please read carefully). **Priority consideration will be given to applicants who have not received funding through the DNR's Urban & Community Forestry or Emerald Ash Borer grant programs in the last year.**

Tree planting projects such as parks, rights-of-way, city streets, nature study areas, schools and school grounds' planting, and neighborhood revitalization projects. All trees must be planted on public land or land open to the public. Reimbursement shall apply to purchase of trees only. (Maximum grant request: \$3,000.00).

The tree species selected must be appropriate for the planting location, including distance from overhead and underground utility lines. Native tree species are encouraged, as well as species diversity. Colorado Blue Spruce, Norway Maples, and Bradford Pears are discouraged due to their susceptibility to insect, disease,

and storm damage. **No varieties of Ash species shall be planted, reimbursed or used towards match through this program.**

All planting projects must comply with minimum planting stock, tree planting and maintenance standards. Base standards are: American Standards for Nursery Stock (ANSI Z60.1-1996); American National Standards for Tree Care Operations: Tree, Shrub, and Other Woody Plant Maintenance—Standard Practices (ANSI A300-1995); American National Standards for Tree Care Operations: Pruning, Trimming, Repairing, Maintaining, and Removing Trees, and Cutting Brush—Safety Requirements (ANSI Z133.1-1994), and Michigan Insect Pest and Plant Diseases Act (Public Act 189, 1931).

Examples and instructions based on these standards may be found in the Street Tree Factsheets, Editors Henry D. Gerhold, Lacasse, Norman L., Wandell, Willet N., The Pennsylvania State University, 1993; How to Prune Trees, USDA Forest Service, Northeastern Area, State and Private Forestry (NA-FR-01-95); Tree Planting Detail (IC 4108, MDNR, 6/94); and Tree Planting Zones (IC 4109, MDNR, 6/94.)

Trees damaged by fire, tornado or other natural disaster should be salvaged or pruned to improve tree health but do not have to be replaced.

Tree Planting Stock Size: Trees to be planted must not exceed the following sizes:

Balled and burlapped: 2-2½ inch diameter, 12-16 feet height (shade tree) Soil ball diameter 20-27 inches. Tree diameter is measured at 6 inches above ground. Maximum reimbursement shall not exceed \$125 per tree.

Baré root: 1 to 1¾ inch caliper, 6-10 feet height (shade tree) Tree caliper is measured at 6 inches above ground. Roots should be numerous and fibrous. Maximum reimbursement shall not exceed \$40 per tree.

Containerized/Potted (Sm.-Med.): tree 1-3 feet height, container 6 inches high, inside bottom diameter 5-6 inches; tree 2-4 feet height, container 8 inches high, inside bottom diameter 6½ to 7¾ inches; tree 4-6 feet height, container 9 inches high, inside bottom diameter 8½ to 9½ inches. Maximum reimbursement shall not exceed \$40 per tree.

Containerized/Potted (Lg.): tree 6-10 feet height, minimum container depth 12 inches and minimum bottom diameter of 15 inches (10 gal). Typical minimum caliper size of ¾". Maximum reimbursement shall not exceed \$55 per tree.

Planting stock selection should be determined based on species, planting location, etc. Tree planting stock that is larger than listed above is only reimbursable to a maximum of \$125 per tree.

All planting projects must include a detailed 3-year maintenance plan. A maintenance plan should address watering, pruning, damage control/management and other routine and corrective actions. The Tree Maintenance Guidelines (IC 4108-1) may be used as a minimum

VILLAGE OF DEXTER

8140 Main Street Dexter, MI 48130-1092

deureste@villageofdexter.org

Phone (734)426-8303

Fax (734)426-5614

MEMO

To: President of Council and Council
From: Donna Eureste, Village Manager
Date: October 25, 2004
Re: VM Report

RECEIVED 10-25-04
MEM I-4

1. As a follow-up to a request to see how many Industrial Facility Tax Exemption Certificates are active, please see the attached document. Included is the page from the five-year model that lists each active exemption. I have also included a copy of the Annual Disclosure Document, which also shows the total IFT Value.
2. A copy of the letter submitted to Ken Reiter, WCRC reference the request to review speed limit is attached to my report. Mr Reiter had asked that a formal request on letterhead be submitted.

3

VILLAGE OF DEXTER
PROPERTY TAX CALCULATIONS

INDUSTRIAL FACILITIES TAX EXEMPTIONS DETAIL

Tax year	Expires	2002	2003	2004	2005	2006	2007	2008	2009
<u>Taxpayer (Real Property)</u>	<u>12/30:</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>
Dexter Fastener (HD-08-99-000-500)	2002	1 300 000	0	0	0	0	0	0	0
Dexter Fastener (HD-08-99-000-501)	2002	542,500	0	0	0	0	0	0	0
Dexter Fastener (HD-08-99-000-502)	2006	865 000	877,975	898,168	898,168	898,168	0	0	0
Dexter Fastener (HD-08-99-000-503)	2007	789,500	801,342	819,772	819,772	819,772	819,772	0	0
Dexter Fastener (HD-08-99-000-504)	2011	1,995,600	2,025,534	2 072 121	2 072 121	2 072 121	2 072 121	2 072 121	2 072 121
Variety Die & Stamping (HD-08-99-000-601)	2009	255 000	258,825	264,777	264,777	264,777	264,777	264,777	0
Pilot Industries (HD-08-99-000-800)	2005	1,342 200	1,342,200	1,342 200	1,342 200	0	0	0	0
Murray Properties (HD-08-99-001-100)	2005	500 100	500,100	500 100	500 100	0	0	0	0
Protomatic (HD-08-99-001-200)	2006	820 200	820,200	820 200	820 200	820 200	0	0	0
Ann Arbor Fabrications (HD-08-99-001-300)	2007	733 100	733,100	749 961	749 961	749 961	749 961	0	0
Van Con (HD-08-99-001-400)	2006	196,500	196,500	204 034	204 034	204 034	0	0	0
Complete Design & Automation (HD-08-99-001-500)	2006	364 800	364,800	373 906	373 906	373,906	0	0	0
Total IFT Real Property		9,704,500	7,920,576	8,045,239	8,045,239	6,202,939	3,906,631	2,336,898	2,072 121
<u>Taxpayer (Personal Property)</u>									
Dapco Industries (HD-99-99-000-201)	2010	254 700	339,400	299,000	276,575	255,832	236 644	218,896	202 479
Dapco Industries (HD-99-99-000-202)	2013			176,100	162 893	150 676	139,375	128 922	119 253
Dexter Fastener (HD-99-99-000-500)	2002	1,788,100	0	0	0	0	0	0	0
Dexter Fastener (HD-99-99-000-501)	2003	606 000	538,900	0	0	0	0	0	0
Dexter Fastener (HD-99-99-000-502)	2006	1 185,800	989,000	922 100	852 943	788 972	0	0	0
Dexter Fastener (HD-99-99-000-503)	2007	3 477 700	3 201,200	2 933,800	2 713 765	2 510 233	2 321 965	0	0
Dexter Fastener (HD-99-99-000-504)	2007	1 960,500	1 773,100	1 622,300	1 500,628	1 388 080	1 283 974	0	0
Dexter Fastener (HD-99-99-000-505)	2011	1 129,300	988,900	895 700	828 523	766,383	708 905	655 737	606 556
Dexter Fastener (HD-99-99-000-506)	2011	1 790 400	1 529,200	1,348,300	1 247 178	1 153,639	1 067 116	987,083	913 051
Variety Die & Stamping (HD-99-99-000-601)	2009	241 100	216,000	194,400	179,820	166 334	153 858	142,319	0
Pilot Industries (HD-99-99-000-900)	2005	21 800	13,200	8 600	7 955	0	0	0	0
Pilot Industries (HD-99-99-000-901)	2007	9 800	8,600	7 400	6,845	5,332	5,857	0	0
Pilot Industries (HD-99-99-000-902)	2004	0	0	0	0	0	0	0	0
Pilot Industries (HD-99-99-000-903)	2007	206,700	184,200	64 800	59 940	55,445	51 286	0	0
Promatic (HD-99-99-001-000)	2006	119,300	120,000	96,500	89 263	82 568	0	0	0
Ann Arbor Fabrications (HD-99-99-001-300)	2007	16 700	14,000	12,300	11 378	10,524	9 735	0	0
Van Con (HD-99-99-001-400)	2006	11 400	23,300	29 600	27,380	25,327	0	0	0
Compleat Design & Automation (HD-99-99-001-500)	2007	0	600	6,400	5,920	5,476	5,065	0	0
Total IFT Personal Property		12 819 300	9,939,600	8 617,300	7,971,003	7,365,819	5,983,781	2,132,956	1 841,339
<u>IFTs RETURNING TO AD VALOREM ROLL</u>									
RETURN TO ROLL: IFT REAL		1,842,500	0	0	0	1,842,300	2 296 308	1,569 733	264 777
RETURN TO ROLL: IFT PERSONAL		1 788 100	538,900	0	0	7 955	896 866	3 677,883	142 319

VILLAGE OF DEXTER

County of Washtenaw, State of Michigan

1996 Unlimited Tax General Obligation Bonds, dated 6/1/96, orig. amt. \$1,800,000

1998 Special Assessment Sewer Bonds, dated 7/1/98, orig. amt. \$1,735,000

General Obligation-Unlimited Tax Refunding Bonds, Series 2002, dated 10/10/02, orig. amt. \$1,610,000

CUSIP #s: 252248 EZ8 to GN3

1999 Local Development Finance Authority Bonds, dated 8/19/99, orig. amt. \$2,075,000

CUSIP #s: 252269 BZ7 to CA1

ANNUAL DISCLOSURE DOCUMENT

(Due by August 31 annually)

HISTORY OF STATE EQUALIZED VALUES / TAXABLE VALUE:

Year	State Equalized Value	Change	Taxable Value	Change	IFT Value
2004	\$226,031,800	19.72%	\$167,628,471	13.59%	\$16,662,539
2003	\$188,795,800	25.48%	\$147,571,908	17.60%	\$17,864,723
2002	\$150,454,700	19.57%	\$125,485,467	18.31%	\$22,523,800
2001	\$125,832,500	15.75%	\$106,063,641	18.45%	\$23,467,400
2000	\$108,706,500	14.02%	\$89,544,695	11.85%	\$25,429,100

Source: Washtenaw County Equalization Dept and Village of Dexter

TAX BASE COMPOSITION:

By Class	2004 Taxable Value	Percent of Total
Real Property	\$141,940,971	84.68%
Personal Property	25,687,500	15.32%
TOTAL	\$167,628,471	100.00%

By Use	2004 Taxable Value	Percent of Total
Commercial	\$22,418,446	13.37%
Industrial	15,282,794	9.12%
Residential	104,239,731	62.18%
Personal	25,687,500	15.32%
TOTAL	\$167,628,471	100.00%

Source: Washtenaw County Equalization Dept

LARGEST TAXPAYERS

Taxpayer	Product or Service	Taxable Value	Equivalent IFT Value	2004 Total Value
Dexter Fastener Technologies	Auto fasteners	\$8,511,400	\$5,756,131	\$14,267,531
Dexter Fastener	unknown	\$13,777,651	\$0	\$13,777,651
Blackhawk Development Corp	Housing developers	\$3,380,371	\$0	\$3,380,371
Dapco Industries	Small engine parts	\$3,067,366	\$237,550	\$3,304,916
Martinrea International, Inc	Auto parts mfr	\$2,308,400	\$675,400	\$2,983,800
Ann Arbor Machine Co.	Metal stamping	\$2,230,871	\$250,050	\$2,480,921
Detroit Edison Co. & Int'l Trans Co.	Utility	\$2,390,400	\$0	\$2,390,400
Walkabout Creek I	Housing complex	\$2,296,600	\$0	\$2,296,600
Dexter Wireless Properties LLC	unknown	\$2,187,890	\$0	\$2,187,890
Dexter LLC	Developer	\$1,825,371	\$0	\$1,825,371
TOTAL		\$41,976,320	\$6,919,131	\$48,895,451
2004 Taxable Value & Equivalent IFT Value		\$167,628,471	\$17,864,723	\$185,493,194
Top 10 Taxpayers as a % of Total Taxable Value		25.04%	38.73%	26.36%

NOTE: Pilot Industries filed Chapter 11 Bankruptcy, and was acquired in 2002 by Martinrea International Inc from turnaround specialist Cereberus Institutional Buyers LP

Source: Treasurer of Village of Dexter

VILLAGE OF DEXTER

County of Washtenaw, State of Michigan

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CUSIP #s: 252248 EZ8 to GN3

1999 Local Development Finance Authority Bonds, dated 8/19/99, orig. amt. \$2,075,000

CUSIP #s: 252269 BZ7 to CA1

ANNUAL DISCLOSURE DOCUMENT

(Due by August 31 annually)

VILLAGE'S TAX RATES:

<u>Year</u>	<u>Allocated Operating</u>	<u>Debt</u>	<u>Streets</u>	<u>Total</u>
2004	10.0541	0.9466	3.0209	14.0216
2003	10.1332	1.1000	3.0118	14.2450
2002	10.1678	1.4000	2.8820	14.4498
2001	10.5948	1.8900	1.9650	14.4498
2000	10.7902	1.8900	1.9650	14.6452

Source: Village of Dexter

CURRENT TAX RATES FOR ALL UNITS OF GOVERNMENT:

	2003 Tax Year Millage Rates	
	<u>Homestead</u>	<u>Non-Homestead</u>
Village of Dexter	14.2450	14.2450
Township of Scio	0.9677	0.9677
Dexter District Library	0.4517	0.4517
Dexter Community Schools	8.5000	26.5000
State Education Fund	5.0000	5.0000
Washtenaw County	5.5819	5.5819
Washtenaw ISD	3.0552	3.0552
Washtenaw Community College	3.8343	3.8343
Total	41.6358	59.6358

Source: Washtenaw County Apportionment Report

TAX RATE LIMITATION:

The Village is authorized to levy the following tax rates:

<u>Purpose</u>	<u>Millage Authorized</u>	<u>2004 Maximum Allowable Millage after Rollback</u>
General Operating	12.5000	10.0541
Streets	5.0000	4.0215
Voted Debt	2.0000	2.0000

Source: Village of Dexter

TAX LEVIES AND COLLECTIONS:

<u>Year</u>	<u>Operating Tax Levy</u>	<u>Collections to March 1st</u>	
		<u>Dollar Amt.</u>	<u>Percentage</u>
2003	\$1,583,922	\$1,508,155	95.22%
2002	\$1,387,719	\$1,322,285	95.28%
2001	\$1,155,384	\$1,105,311	95.67%
2000	\$1,103,391	\$1,035,038	93.81%
1999	\$1,191,791	\$1,128,651	94.70%

Source: Village of Dexter

VILLAGE OF DEXTER

County of Washtenaw, State of Michigan

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ANNUAL DISCLOSURE DOCUMENT

(Due by August 31 annually)

REVENUE FROM THE STATE OF MICHIGAN:

State Fiscal Year Ending Sept 30th	State Revenue Sharing Payments
2004*	\$193,698
2003	\$215,232
2002	\$228,555
2001	\$233,951
2000	\$186,126

Note: The Revenue Sharing Payments do not include state gas and weight tax distributions.

Source: Michigan Dept of Treasury

*2004 is estimated

LABOR FORCE:

<u>Employees</u>	<u>No. of Employees</u>	<u>Affiliation</u>	<u>Contract Exp. Date</u>
General Employees	10	Teamsters, Local 214	2/28/2005
General Employees	5	Non-Affiliated	N/A
Elected Officials	9	Non-Affiliated	N/A
TOTALS	24		

Source: Village of Dexter

DEBT STATEMENT- DIRECT DEBT:

<u>Description</u>	<u>Bonds Dated</u>	<u>Amount Outstanding 7/21/2004</u>
<i>Special Assessment Bonds</i>		
Improvements, LT	1/1/1995	\$45,000
Public Improvements LT	4/1/1998	540,000
Sewer, LT	7/1/1998	<u>720,000</u>
		\$1,305,000
<i>Revenue Bonds</i>		
Water	12/15/1999	\$3,062,000
Sewer, Series A	2/8/2000	1,863,000
Sewer, Series B	2/8/2000	<u>1,391,000</u>
		6,316,000
<i>General Obligation Bonds</i>		
Public Improvements, UT	6/1/1996	\$60,000
Village Share, LT	4/1/1998	400,000
Public Impr Refunding, UT	10/10/2002	<u>1,545,000</u>
		2,005,000
<i>Tax Increment Bonds</i>		
DDA, LT	11/1/1994	\$150,000
LDFA, Refunding	8/19/1999	835,000
DDA, LT	12/1/2001	<u>860,000</u>
		1,845,000
TOTAL DIRECT DEBT BONDS		\$11,471,000
Less:		
Special Assessment Bonds		\$1,305,000
Self-Supporting LDFA and DDA Bonds		1,845,000
Revenue Bonds		<u>6,316,000</u>
		9,466,000
NET DIRECT DEBT		\$2,005,000
TOTAL OVERLAPPING DEBT		21,096,128
TOTAL OVERLAPPING AND NET DIRECT DEBT		\$23,101,128

Source: Municipal Advisory Council

VILLAGE OF DEXTER
County of Washtenaw, State of Michigan

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CUSIP #s: 252269 BZ7 to CA1

ANNUAL DISCLOSURE DOCUMENT

(Due by August 31 annually)

LEGAL DEBT MARGIN:

State Equalized Value -- 2004			\$226,031,800
Debt Limit - 10% of SEV			\$22,603,180
Amount of Direct Debt Outstanding		\$11,471,000	
Less: Special Assessment Bonds	\$1,305,000		
Revenue Bonds	<u>6,316,000</u>	<u>7,621,000</u>	
Total Subject to Debt Limit			<u>3,850,000</u>
Additional Debt Which Could Be Legally Incurred			<u><u>\$18,753,180</u></u>

GENERAL FUND BUDGET SUMMARY:

General Fund Revenues -- 2004/05	\$2,233,069
General Fund Expenditures -- 2004/05	<u>1,925,555</u>
Excess Revenues over Expenses	\$307,514
Fund Balance -- March 1, 2004	<u>573,508</u>
Projected Fund Balance -- February 28, 2005	<u><u>\$881,022</u></u>



VILLAGE OF DEXTER

8140 Main Street • Dexter, Michigan 48130-1092 • (734) 426-8303 • Fax (734) 426-5614

Village Council

Jim Seta
President

Joe Semifero
President Pro-Tem

Jim Carson
Councilperson

Paul Cousins
Councilperson

Donna Fisher
Councilperson

Shawn Keough
Councilperson

Terry Walters
Councilperson

David Boyle
Clerk

Administration

Donna Eureste
Manager

Marie Sherry
*Treasurer/Finance
Director*

John Hanifan
Assistant Manager

Ed Lobdell
*Public Services
Superintendent*

Allison Menard
*Community
Development
Manager*

THE VILLAGE OF
DEXTER IS AN EQUAL
OPPORTUNITY
PROVIDER AND
EMPLOYER

[www.
villageofdexter.org](http://www.villageofdexter.org)

October 15, 2004

Kenneth M. Reiter
Transportation Planner
Washtenaw County Road Commission
555 N. Zeeb Road
Ann Arbor, MI 48103

Re: Review of Speed Limit

Dear Mr. Reiter:

At the Village Council meeting on September 27, 2004, Council requested that the Road Commission review the speed limit in an area contiguous to the Village. The area in question is Westridge subdivision specifically, the Dexter-Pinckney Road.

It is Council's desire that the speed limit be set similar to those in the Village. Please let us know what the Road Commission's protocol is for such a request. It would also be beneficial if a representative from the Road Commission could attend one of our public meetings to inform Council how this process works.

Respectfully

Donna Eureste
Village Manager

cc: Village Council
Dean Fisher, Webster Twp. Supervisor

10-25-04
J-1

SUMMARY OF BILLS AND PAYROLL

25-Oct-04

Payroll Check Register	10/12/04	\$14,633.05
Payroll Check Register	10/19/04	\$8,718.80

\$23,351.85 GROSS PAYROLL TOTAL

Account Payable Check Register	10/26/04	\$165,548.71	ACCOUNTS PAYABLE TOTAL
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\$188,900.56 TOTAL BILLS & PAYROLL EXPENDED ALL FUNDS

Summary Items from Bills & Payroll	Amount	Comments
------------------------------------	--------	----------

Dykema Gossett		\$603.29	Ahern condemnation opinion, master deed review,
	29,240.79	\$1,897.50	Consent Judgment Mill Creek Drive
Insituform Technologies		\$26,740.00	Line sewer on Inverness (CIP)
Midwestern Consulting		\$1,936.00	Traffic control orders, Signal Timing Plan
		\$1,857.90	Tree Inventory
	6,167.70	\$2,373.80	GIS and GASB 34
OHM		\$7,447.75	Developer reimbursement
	\$16,097.51	\$8,649.76	4th well, water study, stormwater study, IDEP, General
Sunset Excavating		\$20,731.10	Sewer Project on Dexter Chelsea - Final to close out project,
			includes retainage, waited for WCRD to release permit.

"This is the summary report that will be provided with each packet. Approval of the total bills and payroll expended, all funds will be necessary."

VENDOR APPROVAL SUMMARY REPORT

Date: 10/20/2004

Time: 12:04pm

Page: 1

Village of Dexter

Vendor Name	Vendor Number	Description	Check Amount	Hand Check Amount
ALEXANDER CHEMICAL CORPORATION	ALEXANDER	CHEMICALS	719.72	0.00
ARTHUR VAN HOOSEAR	VAN HOOSEAR	METER DEPOSIT	65.00	0.00
B & W DISTRIBUTING, INC.	B & W DIST	1993 GMC DD08305GT	188.20	0.00
BLUE CARE NETWORK OF MICHIGAN	BLUE CARE	HEALTH COVERAGE	13,478.97	0.00
CARDINAL GARDENS	CARDINAL	GARDENING DDA	1,089.00	0.00
CHELSEA AREA TRANSPORTATION	CATS	monthly transportation	833.00	0.00
CHELSEA OFFICE SUPPLY	CHEL OFFIC	THOMAS PHILLIPS SIGN	11.75	0.00
CHRISTENSEN'S PLANT CENTER	CHRISTENSE	TULIP TREES	140.00	0.00
DEXTER MILL	DEX MILL	CONTRACTORS MIX 50#	55.00	0.00
DEXTER PHARMACY	DEX PHARMA	SHIPPING	5.62	0.00
DEXTER SENIOR CITIZENS CENTER	DEX SENIOR	RENTAL FEE	200.00	0.00
DOAN COMPANIES	DOAN	100534 FINANCE CHARGE	757.85	0.00
DTE ENERGY	DET EDISON	3219-953-0012-6 10/04	2,105.05	0.00
DTE ENERGY-STREET LIGHTING	DTE ENERGY	12529 TRAFFIC/SIGNAL LIGHTS	3,777.70	0.00
DYKEMA GOSSETT PLLC	DYKEMA	CONSENT JUDGEMENT	2,500.79	0.00
ETNA SUPPLY CO	ETNA SUPPL	SENSUS SUPPLIES	466.00	0.00
GADALETO, RAMSBY & ASSOCIATES	FORT DEARB	LIFE INSURANCE NOV 04	275.00	0.00
HERITAGE NEWSPAPERS	HERITAGE N	NOTICES	58.50	0.00
INSITUFORM TECHNOLOGIES	INSITUFORM	8" CLIP LATERAL REINSTATEMENT	26,740.00	0.00
KATHY HENRY	HENRY	RENTAL REFUND	35.00	0.00
KENCO, INC.	COUNTRY MA	WATER DEPT	10.58	0.00
KLAPPERICH WELDING	KLAPPERICH	HITCH INSTALLED	215.00	0.00
EDWARD A. LOBDELL	LOBDELL/ED	TRAVEL & MILEAGE AWWA	233.07	0.00
MANNIK & SMITH GROUP, INC	MANNIK	DEXTER VILLAGE DEXTER CROSSING 6-7-8	137.11	0.00
MICHIGAN DEPT OF ENVIRONMENTAL	MI DEQ	WATER TESTING	120.00	0.00
MICHIGAN ECONOMIC DEVELOPMENT	MI ECONOMI	DOWNTOWN REVITALIZATION DDA	150.00	0.00
MIDWESTERN CONSULTING	MIDWEST	TASK 00600 TREE INVENTORY	6,167.70	0.00
NATIONAL CITY BANK	NAT CITY P	GENERAL OBLIGATION UNLIMITED T	27,151.25	0.00
NEXTEL COMMUNICATIONS	NEXTEL COM	SEPT 07- OCT 06 2004	387.13	0.00
ORCHARD, HILTZ & MCCLIMENT INC	OHM	#100183 WATER RELIABILITY STUD	16,097.51	0.00
QUALITY COPY CENTER	QUAL COPY	DOOR HANGERS	184.00	0.00
RAND MATERIALS	RAND	DIGITAL SCALE	219.50	0.00
RONALD A. MEYER ELECTRIC, INC.	RON MEYER	REMOVE APPLE DAZE BANNER	175.00	0.00
STAPLES BUSINESS ADVANTAGE	STAPLES OF	OFFICE SUPPLIES	286.80	0.00
SUNSET EXCAVATING	SUNSET EXC	DEXTER CHELSEA SEWER PROJECT (Final)	20,731.10	0.00
SYNAGRO MIDWEST	SYNAGRO	PROJECT 5935 sludge hauling (retanage)	8,411.04	0.00
WASTE MANAGEMENT	WASTE MANA	COMMERCIAL TRASH 9/04	32,127.62	0.00
Grand Total:			166,306.56	0.00

165,548.71

INVOICE APPROVAL LISI BY FUND

Date: 10/20/2004

Time: 12:05pm

Page: 1

Village of Dexter

Fund	Department	GL Number	Vendor Name	Check	Invoice	Due	Amount
Account		Abbrev	Invoice Description	Number	Number	Date	
Fund: General Fund							
Dept: Village Council							
101-101 000-901 000	Printing &		HERITAGE NEWSPAPERS	0		10/26/2004	58.50
			NOTICES		1773827		
101-101 000-943 000	Council Ch		DEXTER SENIOR CITIZENS CENTER	0		10/26/2004	150.00
			RENTAL FEE		OCTOBER 04'		
			Total Village Council				208.50
Dept: Village Manager							
101-172 000-721 000	Health & L		GADALETO, RAMSBY & ASSOCIATES	0		10/26/2004	37.50
			LIFE INSURANCE NOV 04'		NOV 2004		
101-172 000-721 000	Health & L		BLUE CARE NETWORK OF MICHIGAN	0		10/26/2004	987.06
			HEALTH COVERAGE		042820003001		
			Total Village Manager				1,024.56
Dept: Finance Department							
101-201 000-802 000	Profession		MIDWESTERN CONSULTING	0		10/26/2004	2,373.80
			TASK 00300 GIS & GASB 34 ASST				
			Total Finance Department				2,373.80
Dept: Attorney							
101-210 000-810 000	Attorney F		DYKEMA GOSSETT PLLC	0		10/26/2004	2,500.79
			CONSENT JUDGEMENT		992666		
			Total Attorney				2,500.79
Dept: Village Treasurer							
101-253 000-721 000	Health & L		GADALETO, RAMSBY & ASSOCIATES	0		10/26/2004	12.50
			LIFE INSURANCE NOV 04'		NOV 2004		
101-253 000-721 000	Health & L		BLUE CARE NETWORK OF MICHIGAN	0		10/26/2004	831.14
			HEALTH COVERAGE		042820003001		
			Total Village Treasurer				843.64
Dept: Buildings & Grounds							
101-265 000-727 000	Office Sup		STAPLES BUSINESS ADVANTAGE	0		10/26/2004	182.97
			OFFICE SUPPLIES		3049046209		
101-265 000-727 000	Office Sup		STAPLES BUSINESS ADVANTAGE	0		10/26/2004	29.12
			OFFICE SUPPLIES		3049046210		
101-265 000-920 001	Telephones		NEXTEL COMMUNICATIONS	0		10/26/2004	113.85
			SEPT 07- OCT 06 2004		593543512-031		
			Total Buildings & Grounds				325.94
Dept: Fire Department							
101-336 000-721 000	Health & L		GADALETO, RAMSBY & ASSOCIATES	0		10/26/2004	62.50
			LIFE INSURANCE NOV 04'		NOV 2004		
101-336 000-721 000	Health & L		BLUE CARE NETWORK OF MICHIGAN	0		10/26/2004	2,525.39
			HEALTH COVERAGE		042820003001		
			Total Fire Department				2,587.89
Dept: Planning Department							
101-400 000-721 000	Health & L		GADALETO, RAMSBY & ASSOCIATES	0		10/26/2004	12.50
			LIFE INSURANCE NOV 04'		NOV 2004		
101-400 000-721 000	Health & L		BLUE CARE NETWORK OF MICHIGAN	0		10/26/2004	319.67
			HEALTH COVERAGE		042820003001		
101-400 000-955 000	Miscellaneous		CHELSEA OFFICE SUPPLY	0		10/26/2004	11.75
			THOMAS PHILLIPS SIGN		09-01-04		
			Total Planning Department				343.92
Dept: Department of Public Works							
101-441 000-721 000	Health & L		GADALETO, RAMSBY & ASSOCIATES	0		10/26/2004	14.38
			LIFE INSURANCE NOV 04'		NOV 2004		
101-441 000-721 000	Health & L		BLUE CARE NETWORK OF MICHIGAN	0		10/26/2004	264.69
			HEALTH COVERAGE		042820003001		
101-441 000-802 000	Profession		MIDWESTERN CONSULTING	0		10/26/2004	1,857.90
			TASK 00600 TREE INVENTORY				
101-441 000-920 001	Telephones		NEXTEL COMMUNICATIONS	0		10/26/2004	113.85
			SEPT 07- OCT 06 2004		593543512-031		
101-441 000-939 000	Vehicle Ma		B & W DISTRIBUTING, INC.	0		10/26/2004	188.20
			1993 GMC DD08305GTY		1-105228		
101-441 000-970 001	Cap Sidewa		DOAN COMPANIES	0		10/26/2004	746.65
			97327 CORNER OF MAIN & BAKER		01541		
101-441 000-970 001	Cap Sidewa		DOAN COMPANIES	0		10/26/2004	11.20
			100534 FINANCE CHARGE	0			

INVOICE APPROVAL LIST BY FUND

Date: 10/20/2004

Time: 12:05pm

Page: 2

Village of Dexter

Fund Department Account	GI Number Abbrev	Vendor Name Invoice Description	Check Number	Invoice Number	Due Date	Amount
Fund: General Fund						
Dept: Department of Public Works						
Total Department of Public Works						3,196.87
Dept: Downtown Public Works						
101-442.000-802.000	Profession	CARDINAL GARDENS	0		10/26/2004	1,089.00
		GARDENING		219		
101-442.000-802.000	Profession	DEXTER SENIOR CITIZENS CENTER	0		10/26/2004	50.00
		RENTAL FEE		OCTOBER 04'		
101-442.000-802.000	Profession	MICHIGAN ECONOMIC DEVELOPMENT	0		10/26/2004	150.00
		DOWNTOWN REVITALIZATION				
101-442.000-802.000	Profession	RONALD A. MEYER ELECTRIC, INC	0		10/26/2004	175.00
		REMOVE APPLE DAZE BANNER		8650		
101-442.000-920.000	Utilities	DTE ENERGY	0		10/26/2004	72.89
		3219-953-0012-6 10/04				
Total Downtown Public Works						1,536.89
Dept: Engineering						
101-447.000-830.000	Engineerin	MANNIK & SMITH GROUP, INC	0		10/26/2004	137.11
		DEXTER VILLAGE DEXTER CROSSING		15459		
101-447.000-830.001	Engin Insp	ORCHARD, HILTZ & MCCLIMENT INC	0		10/26/2004	467.50
		100178 Huron Farms 9 & 10		100178		
101-447.000-830.001	Engin Insp	ORCHARD, HILTZ & MCCLIMENT INC	0		10/26/2004	4,897.75
		#100180 EATON COURT CONDOMINIUM		100180		
101-447.000-830.001	Engin Insp	ORCHARD, HILTZ & MCCLIMENT INC	0		10/26/2004	98.75
		#100181 DEXTER COMMERCE CENTER		100181		
101-447.000-830.001	Engin Insp	ORCHARD, HILTZ & MCCLIMENT INC	0		10/26/2004	701.25
		#100186 BOULDER PARK		100186		
101-447.000-830.001	Engin Insp	ORCHARD, HILTZ & MCCLIMENT INC	0		10/26/2004	1,282.50
		#100187 DEXTER CROSSING PH IV		#100187		
Total Engineering						7,584.86
Dept: Municipal Street Lights						
101-448.000-920.003	St Lights	DTE ENERGY-STREET LIGHTING	0		10/26/2004	1,998.91
		12526 COMPANY OWNED ORNAMENTA		0000-7727-1		
101-448.000-920.003	St Lights	DTE ENERGY-STREET LIGHTING	0		10/26/2004	1,544.34
		12528 COMPANY OWNED OVERHEAD		0000-7727-1 10/04		
101-448.000-920.003	St Lights	DTE ENERGY-STREET LIGHTING	0		10/26/2004	234.45
		12529 TRAFFIC/SIGNAL LIGHTS		0000-7727-1 10/4		
Total Municipal Street Lights						3,777.70
Dept: Solid Waste						
101-528.000-721.000	Health & L	GADALETO, RAMSBY & ASSOCIATES	0		10/26/2004	12.50
		LIFE INSURANCE NOV 04'		NOV 2004		
101-528.000-721.000	Health & L	BLUE CARE NETWORK OF MICHIGAN	0		10/26/2004	230.17
		HEALTH COVERAGE		042820003001		
101-528.000-740.000	Operating	DEXTER MILL	0		10/26/2004	55.00
		CONTRACTORS MIX 50#		89233		
101-528.000-805.000	Solid Wast	WASTE MANAGEMENT	0		10/26/2004	14,192.82
		RESIDENTIAL 9/04		1219954		
101-528.000-805.000	Solid Wast	WASTE MANAGEMENT	0		10/26/2004	17,934.80
		COMMERCIAL TRASH 9/04		1144351		
Total Solid Waste						32,425.29
Dept: Parks & Recreation						
101-751.000-721.000	Health & L	GADALETO, RAMSBY & ASSOCIATES	0		10/26/2004	4.38
		LIFE INSURANCE NOV 04'		NOV 2004		
101-751.000-721.000	Health & L	BLUE CARE NETWORK OF MICHIGAN	0		10/26/2004	80.56
		HEALTH COVERAGE		042820003001		
101-751.000-731.000	Landscape	QUALITY COPY CENTER	0		10/26/2004	184.00
		DOOR HANGERS		040368		
101-751.000-731.001	Trees	CHRISTENSEN'S PLANT CENTER	0		10/26/2004	140.00
		TULIP TREES		190432		
Total Parks & Recreation						408.94
Dept: Transfers Out - Control						
101-965.000-999.001	CATS	CHELSEA AREA TRANSPORTATION	0		10/26/2004	833.00
		monthly transportation				
Total Transfers Out - Control						833.00

INVOICE APPROVAL LIST BY FUND

Date: 10/20/2004

Time: 12:05pm

Page: 3

Village of Dexter

Fund

Department Account	GL Number Abbrev	Vendor Name Invoice Description	Check Number	Invoice Number	Due Date	Amount
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Fund: General Fund

Fund Total	59,972.59
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Fund: Major Streets Fund

Dept: Contracted Road Construction

202-451 000-803 000	Contracted	ORCHARD, HILTZ & MCCLIMENI INC	0		10/26/2004	1,703.25
		#100184 STORM WATER MANAGEMENT		#100184		
202-451 000-803.000	Contracted	ORCHARD, HILTZ & MCCLIMENI INC	0		10/26/2004	566.25
		#100185 ILLICIT DISCHARGE		#100185		
202-451 000-974.000	CIP Capita	MIDWESTERN CONSULTING	0		10/26/2004	1,936.00
		TASK 00100 GENERAL CONSULTATIO		03088A-18		

Total Contracted Road Construction	4,205.50
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Dept: Routine Maintenance

202-463 000-721 000	Health & L	GADALETO, RAMSBY & ASSOCIATES	0		10/26/2004	12.50
		LIFE INSURANCE NOV 04		NOV 2004		
202-463 000-721.000	Health & L	BLUE CARE NETWORK OF MICHIGAN	0		10/26/2004	230.17
		HEALTH COVERAGE		042820003001		

Total Routine Maintenance	242.67
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Dept: Traffic Services

202-474 000-721 000	Health & L	GADALETO, RAMSBY & ASSOCIATES	0		10/26/2004	4.38
		LIFE INSURANCE NOV 04		NOV 2004		
202-474 000-721.000	Health & L	BLUE CARE NETWORK OF MICHIGAN	0		10/26/2004	80.56
		HEALTH COVERAGE		042820003001		

Total Traffic Services	84.94
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Dept: Winter Maintenance

202-478 000-721 000	Health & L	GADALETO, RAMSBY & ASSOCIATES	0		10/26/2004	6.25
		LIFE INSURANCE NOV 04		NOV 2004		
202-478 000-721.000	Health & L	BLUE CARE NETWORK OF MICHIGAN	0		10/26/2004	115.09
		HEALTH COVERAGE		042820003001		

Total Winter Maintenance	121.34
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Fund Total	4,654.45
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Fund: Local Streets Fund

Dept: Routine Maintenance

203-463 000-721 000	Health & L	GADALETO, RAMSBY & ASSOCIATES	0		10/26/2004	3.75
		LIFE INSURANCE NOV 04		NOV 2004		
203-463 000-721.000	Health & L	BLUE CARE NETWORK OF MICHIGAN	0		10/26/2004	69.05
		HEALTH COVERAGE		042820003001		

Total Routine Maintenance	72.80
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Dept: Traffic Services

203-474 000-721 000	Health & L	GADALETO, RAMSBY & ASSOCIATES	0		10/26/2004	1.25
		LIFE INSURANCE NOV 04		NOV 2004		
203-474 000-721.000	Health & L	BLUE CARE NETWORK OF MICHIGAN	0		10/26/2004	23.02
		HEALTH COVERAGE		042820003001		

Total Traffic Services	24.27
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Dept: Winter Maintenance

203-478 000-721 000	Health & L	GADALETO, RAMSBY & ASSOCIATES	0		10/26/2004	3.11
		LIFE INSURANCE NOV 04		NOV 2004		
203-478 000-721.000	Health & L	BLUE CARE NETWORK OF MICHIGAN	0		10/26/2004	57.50
		HEALTH COVERAGE		042820003001		

Total Winter Maintenance	60.61
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Fund Total	157.68
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Fund: Streetscape Debt Service Fund

Dept: Streetscape

03-570 000-990.003	Debt Servi	NATIONAL CITY BANK	0		10/26/2004	27,151.25
		GENERAL OBLIGATION UNLIMITED I		(56)M18366001		

Total Streetscape	27,151.25
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Fund Total	27,151.25
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INVOICE APPROVAL LIST BY FUND

Date: 10/20/2004

Time: 12:05pm

Page: 4

Village of Dexter

Fund	Department	Account	GI Number Abbrev	Vendor Name Invoice Description	Check Number	Invoice Number	Due Date	Amount
Fund: Sewer Enterprise Fund								
Dept: Sewer Utilities Departmentg								
		590-548 000-721.000	Health & L	GADALETO, RAMSBY & ASSOCIATES LIFE INSURANCE NOV 04'	0	NOV 2004	10/26/2004	51.25
		590-548 000-721.000	Health & I	BLUE CARE NETWORK OF MICHIGAN HEALTH COVERAGE	0	042820003001	10/26/2004	3,359.73
		590-548 000-740.000	Operating	STAPLES BUSINESS ADVANTAGE SEWER & WATER	0	8002284616	10/26/2004	74.71
		590-548 000-742.000	Chem Plant	ALEXANDER CHEMICAL CORPORATION CHEMICALS	0	0334627	10/26/2004	1,209.72
		590-548 000-742.000	Chem Plant	ALEXANDER CHEMICAL CORPORATION CHEMICALS	0	0334628	10/26/2004	-490.00
		590-548 000-742.000	Chem Plant	KENCO, INC. WATER DEPT	0	45006	10/26/2004	10.58
		590-548 000-743.000	Chem Lab	DEXTER PHARMACY SHIPPING	0	10-06-04	10/26/2004	5.62
		590-548 000-802.000	Profession	SYNAGRO MIDWEST PROJECT 5935	0	16305	10/26/2004	8,411.04
		590-548 000-920.001	Telephones	NEXTEL COMMUNICATIONS SEPT 07- OCT 06 2004	0	593543512-031	10/26/2004	91.08
		590-548 000-974.000	CIP Capita	INSITUFORM TECHNOLOGIES 8" CLIP LATERAL REINSTATEMENT	0	130170	10/26/2004	26,740.00
		590-548 000-977.000	Equipment	KLAPPERICH WELDING HITCH INSTALLED	0	006579	10/26/2004	215.00
Total Sewer Utilities Departmentg								39,678.73
Dept: Capital Improvements CIP								
		590-901.000-974.000	CIP Capita	SUNSET EXCAVATING DEXTER CHELSEA SEWER PROJECT	0	130-99-151	10/26/2004	20,731.10
Total Capital Improvements CIP								20,731.10
Fund Total								60,409.83
Fund: Water Enterprise Fund								
Dept: Assets, Liabilities & Revenue								
		591-000.000-255.000	Cust Depos	KATHY HENRY RENTAL REFUND	0	11398	10/26/2004	35.00
		591-000.000-646.000	H2O Meters	ARTHUR VAN HOOSEAR METER DEPOSIT	0	04/01/92	10/26/2004	65.00
Total Assets, Liabilities & Revenue								100.00
Dept: Water Utilities Department								
		591-556.000-721.000	Health & L	GADALETO, RAMSBY & ASSOCIATES LIFE INSURANCE NOV 04'	0	NOV 2004	10/26/2004	36.25
		591-556.000-721.000	Health & L	BLUE CARE NETWORK OF MICHIGAN HEALTH COVERAGE	0	042820003001	10/26/2004	4,305.17
		591-556.000-740.000	Operating	RAND MATERIALS DIGITAL SCALE	0	1547086	10/26/2004	219.50
		591-556.000-802.000	Profession	ORCHARD, HILTZ & MCCLIMENT INC #100179 5TH WELL ADDITION CA/C	0	#100179	10/26/2004	2,490.38
		591-556.000-824.000	Testing &	MICHIGAN DEPT OF ENVIRONMENTAL WATER TESTING	0	5345904	10/26/2004	120.00
		591-556.000-830.000	Engineerin	ORCHARD, HILTZ & MCCLIMENT INC #100183 WATER RELIABILITY STUD	0	#100183	10/26/2004	3,889.88
		591-556.000-861.000	Travel & M	EDWARD A. LOBDELL TRAVEL & MILEAGE	0	10/01/04	10/26/2004	233.07
		591-556.000-920.000	Utilities	DTE ENERGY 3219-953-0004-3 10/04	0	3219-953-0004-3 10/04	10/26/2004	31.16
		591-556.000-920.000	Utilities	DTE ENERGY 3219-953-0003-5 10/04	0		10/26/2004	2,001.00
		591-556.000-920.001	Telephones	NEXTEL COMMUNICATIONS SEPT 07- OCT 06 2004	0	593543512-031	10/26/2004	68.35
		591-556.000-977.000	Equipment	ETNA SUPPLY CO SENSUS SUPPLIES	0	986834	10/26/2004	466.00
Total Water Utilities Department								13,860.76
Fund Total								13,960.76
Grand Total								166,306.56

October 19, 2004

AGENDA 10-25-04
ITEM J-2

Dexter Village
C/O Village Mgr.

Re: Use of Peace Park

Dear Manager:

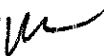
The Dexter Seniors would like to hold a small ceremony in Peace Park, open to the public, on November 11 at 1:00 p.m.

We have two veterans who wish to speak about their war time experiences, and several people who wish to share their thanks for the freedom that our veterans' sacrifices provide.

We will be handing out small American flags, and would like to give people yellow ribbons to tie onto trees and poles as a "welcome home" sign to those still deployed to wartime areas of the world.

A coordinating activity is also taking place at the Senior Center the Friday before (see newsletter), to make thank-you cards to send to overseas troops and veterans.

We appreciate your consideration of our use of Peace Park. We promise to pick up any trash from the activity, and treat your park with respect.

Sincerely, 

Valerie, Prog. Director
Dexter Senior Center
7720 Ann Arbor Street
Dexter, MI 48130

(734) 426-7737

VILLAGE OF DEXTER
ORDINANCE NO. 18-2004

AGENDA 10-25-04
ITEM L - 1

AN ORDINANCE TO AMEND THE CODE OF
ORDINANCE OF THE VILLAGE OF DEXTER BY
ADDING A NEW SECTION THERETO, SECTION 2-32,
PROVIDING FOR THE METHOD OF CHANGING THE
TERMS OF OFFICE FOR VILLAGE TRUSTEES TO 4-
YEAR STAGGERED TERMS CONSISTENT WITH 2004
PUBLIC ACT 300

THE VILLAGE OF DEXTER ORDAINS:

Section 1. The Code of Ordinances for the Village of Dexter is hereby amended by adding a section to be numbered 2-32, which Section shall read as follows:

Section 2-32 Change in Village Trustee terms of office and election.

(a) To provide for the method of changing the terms of office for Village Trustees to 4-year staggered terms as required by the amendments to the statutory General Law Village Charter, and to avoid having all of the terms of office of the current Council members expire simultaneously in November of 2006, the terms of office for those Village Trustees in office on the effective date of this ordinance shall be extended as follows:

- 1) The terms of office for the three (3) Village Trustees elected in March of 2003, and any appointed successors to these trustees, shall continue through November 19, 2006, and until their successors are qualified.
 - 2) The terms of office for the three (3) Village Trustees elected in March of 2004, and any appointed successors to these trustees, shall continue through November 19, 2008, and until their successors are qualified
- (b) That election of successors for the three (3) Village Trustees whose terms of office expire in November 19, 2006, will be held as part of the 2006 November general election; and the election of successors for the three (3) Village Trustees whose terms of office expire in November 19, 2008, will be held as part of the 2008 November general election, with each elected successor being elected for a four (4) year terms of office commencing November 20th after each Trustee's election and qualification. Thereafter, three (3) Village Trustee's shall be elected for a term of four (4) years, and until their successors are qualified, at each biennial Village election to be held with the even year November general election; as provided in Chapter II, Section 5 of the amended General Law Village Act (MCL 62 5, as amended).

Section 2. Repealer Clause. All Ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 3. Savings Clause. This Ordinance shall in no manner affect pending litigation, either civil or criminal, founder or growing out of any Ordinance, Resolution, Order or parts thereof, hereby repealed.

Section 4. Validity and Severability. Should any portion of this Ordinance be found invalid for any reason, such a holding shall not be construed as affecting the validity of the remaining portions of the Ordinance.

Section 5. Effective Date. This ordinance shall take effect 45 days after the date of its adoption, unless a petition signed by not less than ten percent of the registered electors of the village is filed with the village clerk or village office within 45 days. If a petition is filed within such period of time, this ordinance shall then take effect only upon its approval at the next general village or special village election held on the question of whether the

ordinance shall be approved. Notice of the delayed effect of this ordinance and the right of petition under this section shall be published separately at the same time and in the same manner as the ordinance or a notice of the ordinance is published in a local newspaper of general circulation.

Section 6. Adoption This ordinance shall be adopted by an affirmative vote of a majority of the members of the village council

Section 7. Publication The village clerk shall certify to the adoption of this ordinance and the village manager shall cause the same to be published as required by law.

Jim Seta, Village President

David Boyle, Village Clerk

Village Council Member _____ offered the foregoing Ordinance, and moved its adoption. The motion received a second from Village Council Member _____, and upon being put to a vote, the vote was as follows:

J. Carson, Trustee	_____
P. Cousins, Trustee	_____
D. Fisher, Trustee	_____
S. Keough, Trustee	_____
J. Semifero, President Pro-Tem	_____
T. Walters, Trustee	_____
J. Seta, President	_____

The President thereupon declared this Ordinance approved and adopted by the Village Council of the Village of Dexter this day of 2004

**REVIEW FOR FORM AND
LEGAL SUFFICIENCY:**

Brad Smith, Village Attorney

I hereby certify that the attached is a true and complete copy of an ordinance adopted by the Village Council of the Village of Dexter, County of Washtenaw, State of Michigan, at a regular meeting held on , 2004 with a duly noticed public hearing held on the same.

David Boyle, Village Clerk

VILLAGE OF DEXTER
ORDINANCE NO. 19-2004

10-25-04
L-2

AN ORDINANCE TO AMEND THE CODE OF
ORDINANCE OF THE VILLAGE OF DEXTER BY
ADDING A NEW SECTION THERETO, SECTION 2-
33, PROVIDING FOR THE METHOD OF CHANGING
THE TERMS OF THE PRESIDENT AND CLERK TO
4-YEAR STAGGERED TERMS

THE VILLAGE OF DEXTER ORDAINS:

Section 1. The Code of Ordinances for the Village of Dexter is hereby amended by adding a section to be numbered 2-33, which Section shall read as follows:

Section 2-33 Change in Village President and Clerk terms of office and election.

(a) To provide for the method of changing the terms of office for Village President and Clerk to 4-year staggered terms, and bring the terms of office for the President and Clerk in line with the 4-year staggered terms of Village Trustees. The terms of office of the President and Clerk in office on the effective date of this ordinance shall be extended as follows:

- 1) The term of office for the President and Clerk elected in March of 2004, and any appointed successors to these Officers, shall continue through November 19, 2008, and until their successors are qualified.
- (b) That election of successors for the President and Clerk whose terms of office expire in November 19, 2008, will be held as part of the 2008 November general election, with each elected successor being elected for a four (4) year term of office commencing November 20th after each Trustee's election and qualification. Thereafter, the President and Clerk shall be elected for a term of four (4) years, and until successors are qualified, at each biennial Village election to be held with the even year November general election.

Section 2. Repealer Clause. All Ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 3. Savings Clause. This Ordinance shall in no manner affect pending litigation, either civil or criminal, founder or growing out of any Ordinance, Resolution, Order or parts thereof, hereby repealed.

Section 4. Validity and Severability. Should any portion of this Ordinance be found invalid for any reason, such a holding shall not be construed as affecting the validity of the remaining portions of the Ordinance.

Section 5. Effective Date. This ordinance shall take effect 45 days after the date of its adoption, unless a petition signed by not less than ten percent of the registered electors of the village is filed with the village clerk or village office within 45 days. If a petition is filed within such period of time, this ordinance shall then take effect only upon its approval at the next general village or special village election held on the question of whether the ordinance shall be approved. Notice of the delayed effect of this ordinance and the right of petition under this section shall be published separately at the same time and in the same manner as the ordinance or a notice of the ordinance is published in a local newspaper of

general circulation.

Section 6. Adoption This ordinance shall be adopted by an affirmative vote of a majority of the members of the village council.

Section 7. Publication The village clerk shall certify to the adoption of this ordinance and the village manager shall cause the same to be published as required by law.

Jim Seta, Village President

David Boyle, Village Clerk

Village Council Member _____ offered the foregoing Ordinance, and moved its adoption. The motion received a second from Village Council Member _____, and upon begin put to a vote, the vote was as follows:

J. Carson, Trustee	_____
P. Cousins, Trustee	_____
D. Fisher, Trustee	_____
S. Keough, Trustee	_____
J. Semifero, President Pro-Tem	_____
T. Walters, Trustee	_____
J. Seta, President	_____

The President thereupon declared this Ordinance approved and adopted by the Village Council of the Village of Dexter this day of _____, 2004.

**REVIEW FOR FORM AND
LEGAL SUFFICIENCY:**

Brad Smith, Village Attorney

I hereby certify that the attached is a true and complete copy of an ordinance adopted by the Village Council of the Village of Dexter, County of Washtenaw, State of Michigan, at a regular meeting held on _____ with a duly noticed public hearing held on the same.

David Boyle, Village Clerk

VILLAGE OF DEXTER

8140 Main Street Dexter, MI 48130-1092

deureste@villageofdexter.org

Phone (734)426-8303

Fax (734)426-5614

MEMO

To: President Seta and Council
From: Donna Eureste, Village Manager
Date: October 13, 2004
Re: Follow-up Information
Huron Commons Condo Association "Assertion of Concern"

AGENDA 10.25.04
ITEM L - 3

As a follow-up to the "Assertion of Concern" from Huron Commons Condo Association, the enclosed information was provided by the DAFD, the Sheriff Department and Dykema Gossett.

For your convenience, copies of the documents provided to complete the review are included.

The follow-up information was provided to Mike Nugent, the President of the Huron Commons Condo Association on Wednesday, October 13, 2004. I anticipate that the Association will vote on the options and report on the outcome.

Thanks,

October 6, 2004

Via Facsimile and U.S. Mail

Donna Eureste, Village Manager
Village of Dexter
8140 Main St.
Dexter, MI 48130-1092

Re: Huron Commons Drive – Restricted Access

Dear Donna:

You asked our opinion regarding an “assertion of concern” and proposed solutions transmitted to you from the Huron Commons Condominium Association. The Association is concerned that a substantial number of nonresidents are using the private drive as a thoroughfare and that high speed and volumes may eventually cause a serious accident. The Association is considering limiting access to the drive by installing traffic restriction devices such as speed bumps, breakaway gates, or collapsible bollards (vertical barriers set in the street). In preparing this opinion, we have reviewed and relied upon the Association’s request, the Huron Commons development agreement, and a map of the vicinity.

Pursuant to the development agreement, the drive is private, owned and maintained by the Association, and not open to the general public. We assume the drive was never subsequently dedicated to the Village. The development agreement does promise the village a restricted easement to utilize the drive for emergency access, school busses, mail delivery, and similar service functions. However, we do not know whether an instrument actually conveying an easement was ever recorded with the Washtenaw County Register of Deeds. (We recommend that the village review its records and/or contact the Register of Deeds to answer this question.)

Assuming the village enjoys a valid ingress and egress easement to the private drive, it has a legal right to object and contest the proposed access restrictions. Its rights as an easement holder are enhanced considerably by statutory and constitutional provisions empowering the village to act to promote the health and safety of its residents. *See Mich. Const. 1963, art VII, §22, §34; MCL §§67 1(m), (x), (z).* If the Association were to install devices limiting access to the drive over the village’s objection, the village could mount a strong legal challenge that the restrictions on its easement were impermissible.

Donna Eureste
October 6, 2004
Page 2

We are aware of no law or other legal authority obligating the village to keep an easement over a privately owned drive unrestricted to public access. Our only reservation is the possibility that restricting access might contribute to injury or property damage. Although the village enjoys fairly broad statutory immunity from negligence suits, nothing prevents a person from suing.

We recommend that the village carefully weigh the request and options presented by the Association against the need for ready access to the drive by emergency vehicles, delivery trucks, school busses, etc. If the village decides to allow access restrictions, it should put its reasons in the public record and reserve a right of inspection. Moreover, to maintain its easement rights, the village should include in any letter (or Council resolution) permitting installation of restrictions that the grant of permission is revocable; if the village later determines the access restrictions were a bad idea, it should be able to insist that the access restrictions be modified or removed (perhaps at village expense).

We hope this letter adequately responds to your request. If you would like us to assist in drafting a resolution or letter or have further questions, please let us know.

Very truly yours,

DYKEMA GOSSETT PLLC



Bradley L. Smith

AA01\134128.1
IDBLS



Dexter Area Fire Department

October 7, 2004

Donna Eureste
Village Manager
Village of Dexter
8140 Main St.
Dexter, MI 48130

Re: Huron Commons

Dear Ms. Erueste:

In response to your request the Dexter Area Fire Department (DAFD) has investigated the issues raised by the Huron Commons Homeowners Association for closing or restricting access to one of two roadways into this development. The Dexter Area Fire Department has reviewed these matters with the goal of how to best service this development in an emergency situation or response

In response to Huron Commons Condominium Association Assertion of Concern:

Speed Bumps or Tables: The use of these devices is not recommended due to the possibility of increasing traumatic injury to residents (once the resident is on the way to the hospital in an ambulance) as well as damage to fire department apparatus. These devices increase response time, as crossing these devices requires fire apparatus to slow to practically a complete stop before crossing then processing at a reduced speed. It is our opinion that these devices will not prevent access by non-residents however it will slow vehicular traffic but several unsatisfactory consequences will result.

Collapsible Bollards: After reviewing the provided materials for collapsible bollards, it is our opinion that these devices would also greatly slow response time and potentially cause damage to our vehicles. Please note that our department does not have fire hydrant wrenches in every vehicle. Police and ambulances are not equipped with these types of wrenches. The DAFD would not knowingly cause damage to our vehicles ***minimal or other wise***. This is an unacceptable option for the DAFD.

Electronically controlled breakaway gate: Materials to review this option were not provided. However in checking with other fire departments this is a feasible option this gate would have to be accessible with a "Knox" type of key and would need a keypad to be used by paid-on call firefighters in private vehicles and other municipal service providers.

Inspector Comments & Recommendations: It appears that vehicle counts have not been secured to support the perceived severity of the situation. There are signs stating "Private Street" & "No throw Traffic" however there are not signs stating "Slow Down" or "Speed Limit". The existing sign located within the development from Lake Street entrance can only be seen from within the development.

Our recommendation is to install road signs stating "Private Street No Access" and or "Slow Down", at the entrances to this development. We would also suggest that Washtenaw County Sheriff perform vehicular counts to accurately determine if the concerns warrant the action listed below.

Dexter Area Fire Department Recommendations: To provide the quickest and most effective emergency response it is optimal to have two unobtrusive accesses to this development, which is why we believe the site was developed in this manner. In checking fire calls (responses) for this development the DAFD has not responded to events stated in the letter nor has the DAFD received complaint about these issues.

The DAFD recommends that if the option for an electronic gate is decided upon that it be installed with lighting, keypad and "Knox" key access at the Lake Street access point. This is recommended to reduce confusion as the Huron Commons addressed off of Inverness

Sincerely,



Donald Dettling
Fire Inspector

cc/

Loren Yates Fire Chief
Bryce McAllister Lt. In Charge of Operations



WASHTENAW COUNTY OFFICE OF THE SHERIFF



DANIEL J. MINZEY
SHERIFF

2201 Hogback Road ♦ Ann Arbor, Michigan 48105-9732 ♦ OFFICE (734) 971-8400 ♦ FAX (734) 973-4624 ♦ EMAIL sheriff@ewashtenaw.org

HERBERT F. MAHONY
UNDERSHERIFF

September 22, 2004

Donna Eureste, Village Manager
8140 Main Street
Dexter, Michigan 48130

Re: Huron Commons Condo Association

Dear Donna:

I received your request for the Sheriff's Office feedback to the proposal of Huron Commons Condo Association to add traffic control measures to their private streets with in their community.

I do feel there is a safety issue with the current set-up of the traffic flow pattern through the complex. There are blind spots with garage structure set-up and the one-way section is confusing and often disregarded and not well signed. There is traffic that uses the private roads as a through fare way. It is my feelings that pedestrians are a high risk when walking near the garage structure with traffic flowing on both sides as traffic ways.

Do to the private community; the Sheriff's Office can not legally enforce traffic laws. A traffic control order could be put in place, with approval from the majority of the residents which would allow us to enforce traffic laws. However it is my opinion that a traffic control order would be of little help. The speed limit would by law be set at 25 mph, and with out a change in the structure of the traffic flow a traffic control order could worsen the situation with a speed limit of 25 mph.

Speed bumps or drops would not correct the problem of blind spots and the amount of through traffic that utilizes the complex as a short cut. It is my thoughts that speed bumps can cause further hazards as drivers tend to find a way around the bumps by utilizing the on coming lane of travel, using the shoulder, or using unoccupied parking spots to avoid speed bumps.

Eliminating the through traffic along with changing the traffic flow to eliminate blind spots would in my opinion create the safest conditions. It would also improve the quality of life issues for the Huron Commons Condo community along with the Huron Farms community with the reduction of vehicular traffic through an area that is not designed to handle such traffic.

— MISSION —

To provide our community with a solution driven approach to public safety, built upon a proud history of professionalism and mutual respect.

I feel some sort of electronic gate at the Lake Street entrance with access by emergency vehicles would be in the best interest. I do not feel police emergency response would be hindered with such a gate. We police many one entrance/exit and some completely gated communities with in the County and with proper communication, our response is not compromised.

Contact me if you need further comments or clarification on this issue.

Sincerely,

A handwritten signature in black ink, appearing to read 'B. Filipiak', written in a cursive style.

Brian Filipiak
Sergeant, Dexter Station

HURON COMMONS CONDOMINIUM ASSOCIATION

Assertion of Concern

Co-owners of the Huron Commons Condominium Association hereby assert our concern over the traffic problem currently posed by non-residents utilizing our designated private drive as a thoroughfare. While it allows access to parking spaces and garages, the drive is clearly not designed for through traffic. We believe that continued uncontrolled use of the drive by non-residents, who frequently ignore traffic control signs and drive at unsafe speeds, will sooner or later lead to an adverse event resulting in property damage and/or personal injury (including fatality). Additionally, use of our private drive by non-residents intrudes upon our "quiet enjoyment" of the premises, to which we are entitled as homeowners in the Village. We therefore reserve the right to implement what measures the Association may deem appropriate and necessary to rectify the problem before injury results.

* The Association plans to vote as a community and select one of four possible responses to the hazardous situation:

1. Do nothing.
2. Install speed bumps. *Speed dips?*
3. Install an electronically controlled breakaway gate.
4. Install collapsible bollards.

Each option has advantages and disadvantages. Options 3 or 4 would prevent use of the drive as a thoroughfare, while still providing an easement (via either Lake or Inverness, depending on the location of the gate/bollards) and ingress and egress without limitation in the event of emergent circumstances.

An Unnecessary Disaster & Preventable Liability

Dear Superintendents, in your position as Chief Security Officer or as Plant & Maintenance Manager or as Head Groundskeeper, you have one goal and one fear:

- 1 GOAL: The student residents and visitors on your campus must be assured of their personal safety and of ready access to emergency services; and,
- 2 FEAR: The institution must not be exposed to extreme actual or potential legal liability for preventable negligence or wrongful death/injury to students or visitors.

A recently reported incident on an Ivy League campus shows what happens when traffic control bollards of the old fashioned "fixed" and non padlock break away type are used in areas where emergency vehicles must gain access. Valuable time was lost while the emergency crew frantically searched for the key to the non-break away padlocked fixed bollards. This delay is almost certainly going to be the subject of an investigation or worse. The institution probably had only good intentions and saving a few bucks in mind; however, the consequences of a successful legal action against it could be devastating.

Concern about this very circumstance is what led to the development of the patented Maxiforce 1TM collapsible bollard. The need to provide virtually instant access to emergency vehicles in large and diverse facilities and campuses where security or fire personnel may not be immediately available with protected keys created the idea of a "universal key" (i.e. the fire hydrant wrench) coupled with a patented break-away base.

As you can see from the attached materials, the Maxiforce 1TM bollard has two nearly foolproof methods of immediate entry by emergency vehicles:

- 1 By use of a fire hydrant wrench (normally available on all emergency vehicles); or,
- 2 By utilizing the pressure points of the break away parts with minimal damage to the vehicle and the bollard base* (making use of the patented Maxiforce 1TM Release Inserts).

* Because of the unique patented design of the Maxiforce 1TM break-away base, damage to the vehicle and to the base and its associated pavement or brick work is minimal and the bollard can be repaired and back in service within (literally) minutes at a very modest cost.

If you are interested in learning more about Maxiforce 1TM products, along with the lower priced MagnisTM padlocked break away bollard which incorporates the patented Maxiforce 1TM break-away feature, contact George Reale at mbcreal@aol.com or at G. Reale Enterprises, Inc., 3444 Marshall Road, Drexel Hill, PA 19026; phone: 610-623-2611; fax: 610-623-6384. See our web site at: www.maxiforcebollard.com

General Information:

Maxiforce I bollards are made of quality materials and craftsmanship. The Extruded 6" x 3" heavy steel body is coated with a red or gray oxide primer, that acts as a rust proofing. The internal parts are made of steel and aluminum. The bollards come in two standard types. #1 Collapsible hydrant wrench operated, #2 The ridged bollard, no internal parts. When the bollard lays flat on the ground, the ground clearance is 3 1/4" inches.

Installation:

Dig a hole 18" deep, place the anchor base in the hole and pour in the concrete, leveling it off, or allow for any decorative brick, asphalt block, or other.

Hydrant Wrench Operated

The **Maxiforce I** collapsible bollard is operated by a standard fire hydrant wrench. All police, fire, and EMT personnel carry these wrenches. Standard Hydrant nut styles are: Type A= 3 sided, flush to surface, which requires a 3 sided socket wrench to operate. Also Type B= AWWA Standard pentagonal nut. Customers must specify the hydrant nut style when ordering.

Model	Style	Anchor Base	Main body ht.	W/H	Ext.	Nut Style
MF or MT	Collapsible	18"	32"	6" x 3"	Steel	A
R	Ridgid	18"	32"	6" x 3"	Steel	N/A

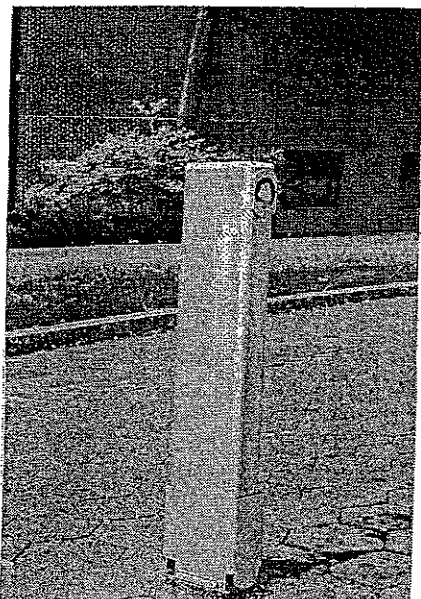
Collapsible Bollards: Model No: MF or MT style and nut type A, B, or C

Ridgid Bollard: Model No: R

Customer Specifications: Height, in inches above ground. 32 inches is our standard. Measure from ground level up.

Nut Type: A= 3 Sided Flush, B= 5 Sided AWWA Std., C= Custom - Specify

Model MF



Model MF



Model MT



SPECIFICATIONS FOR MAXIFORCE 1 AND RIGID BOLLARDS**Materials:**

Extruded tubing is A53 cold rolled steel.

The internal mechanisms are fabricated from steel and aluminum replacement parts.

Dimensions:

Extruded Rectangular steel tubing is 1/4" inch thick and the dimensions are: 6" inch long x 3" inch wide.

Above ground height is 32".

The in ground anchor base is 18", Total length of bollards 50" inches per unit.

When collapsed flush to the ground the clearance is 3" inches in height.

Weight:

Collapsible Bollard: 85 lbs. For a full complete unit.

Rigid Bollard: 70 lbs. For a full complete unit.

Paint:

Standard Silver Powder Coat no charge other colors call for quote.

Operating Nut:

You operate the bollard by applying torque to a hydrant type nut; thereby lifting a double spring loaded extruded aluminum male part above the rolled female counter part. The operating nut is located on the side of the bollard at the top. The bollard operates on a center pivot, allowing it to be lowered in either direction. You do not need the wrench to reseal the bollard in the upright position, just lift and it will lock into place.

The customer must specify the hydrant nut. The exact size and dimensions of the nut may be obtained from the local water or fire department. The nuts must match the same nuts used by your local fire hydrants in your area if you wish to allow these public services to have emergency access at all times. The following nuts are available in stock:

- The Philadelphia Style 3-sided, finished flush to surface of bollard
- The 5 sided AWWA Standard C-503 and The Kennedy Square both (Finished 1" above bollard surface)
- Other nut sizes may be specified. It is important for the customer to verify that the operating nut matches the specifications of the local water or fire authority. The Maxiforce 1 collapsible bollard has been engineered to easily adapt to any hydrant nut. If a mistake is made we can be notified of the proper nut that is needed and it can be replaced on the spot easily, without the customer being greatly inconvenienced.

Hydrant Wrench:

If a flush nut is desired for hydrant nuts, then a custom socket wrench must be purchased.

Maxiforce 1 Bollards are high quality traffic control devices. The collapsible bollards as well as the ridged are similar in appearance. The ridgid bollard contains no internal parts.

Limitations:

The Maxiforce 1 is a traffic control device that is presumed to be installed and operated by trained and competent individuals who will not alter nor disable any portions of the Maxiforce 1 product. Any such mis-installation, mis-handling or wrong use of the Maxiforce 1 will void any and all warranties. Notwithstanding the forgoing, the manufacturer and distributors of the Maxiforce 1 are not now, and will not be in the future, responsible or liable for any direct, indirect, consequential or

UTILITIES:

The Developer agrees to pay all costs related to the installation of utilities on the site, pursuant to the terms of this agreement, as depicted on the approved Final Site Plan.

The Developer agrees to pay to the Village of Dexter tap fees consistent with the schedule of tap fee rates approved by resolution of the Village Council dated June 23, 1997 for buildings 4400, 4500, 4600 and 4700 Inverness (Phase 2) (Tap fees for Phase 1 have already been paid).

The Developer agrees to cause to be installed all electric, telephone and other communication systems underground in accordance with the requirements of the applicable utility company.

The Developer agrees to obtain written approval from the Village Engineer for acceptance of the water, sanitary sewer, storm sewer, and water collection/retention systems built in accordance with the Final Site Plan and furnish "as built" engineering plans (3 copies), showing all site improvements installed per Village specifications. All inspections for water and sewer installations are to be performed by Village engineering inspectors with applicable fees paid by the Developer.

The Association agrees that no part of the storm water detention area shall be allowed to remain in an unkempt condition. All grass and other noxious vegetation shall be maintained and cut to reasonable heights at reasonable intervals (grass within storm water detention area #1 shall not exceed twelve inches (12") in height and in detention area #2 grass shall be maintained at a height compatible with the adjacent natural area); the inlets and outlets are to be kept clear by the Association. It shall be the responsibility of the Association to maintain the storm water detention areas and surface storm water drains (the storm ditches and swales) exclusive of wetlands in a manner suitable to the Village. The Village retains the right to assume maintenance of the storm water detention areas and surface storm water drains if the Association fails to provide minimum maintenance consistent with the aforementioned standards. Any and all costs incurred by the Village in such maintenance and enforcement of these provisions, including interest at the rate of one percent (1%) over the prime rate established by NBD Bank shall accrue on the amount billed until paid, shall be billed to the Association, if applicable. The Village will place a lien on condominium units, withhold zoning compliance (when Village costs are incurred on the property controlled by the Developer), or take action in accordance with the Village Nuisance if maintenance costs are not paid within sixty days of the invoice date.

A letter of determination from the MDEQ regarding wetlands conditions on the site is attached hereto as Exhibit 4.

The Developer agrees to grant necessary easements to the Village of Dexter for the construction and maintenance of public improvements (water and sanitary).

* STREETS -- EMERGENCY VEHICLE ACCESS EASEMENT:

The drives within Huron Commons will remain private and will not be dedicated to the Village. Maintenance of said private drives will be the responsibility of the Association. The Developer shall provide, for the benefit of the Village or other emergency or public service agency or authority, an easement over all roads and drives for use by emergency and/or service vehicles of the Village or such agencies. The easement shall be for purposes of ingress and egress to provide, without limitation, fire and police protection, ambulance and rescue services, school bus and mail or package delivery, and other lawful governmental or private emergency or other reasonable and necessary services to Huron Commons and co-owners thereof as well as to provide services to neighboring developments. This grant of easement

shall in no way be construed as a dedication of any streets, roads or driveways to the public

OTHER:

The Developer and Village agree that this agreement runs with the land

The Developer agrees to install all required grading and soil erosion and sedimentation control improvements as set forth on the Construction Plans so that storm water from the development will not flow from the development onto any adjacent property in such amounts as to cause damage to adjacent property, as set forth under the Soil Erosion and Sedimentation Control Act, Part 91 of Act 451.

The Developer agrees to remove all discarded building materials and rubbish from the Project at least once each month during construction of improvements and within one month of completion or abandonment of construction. The Developer agrees to keep all public roads leading into and out of the development free and clear of dust and debris during construction of Huron Commons. No burning of discarded construction material shall be allowed. At the Developer's discretion, material which can be environmentally recycled may be re-used on the project.

Pursuant to Section 103b of the Condominium Act, an Escrow Agreement (Exhibit 5) has been established with Transnation Title Insurance Co., through its agent, American Title Company of Livingston. The escrow agent will maintain sufficient funds or other security to complete those improvements shown as "must be built" on the Condominium Subdivision Plan until such improvements are substantially complete. Improvements that "must be built" with relation to condominium buildings such as those in Huron Commons include all improvements which are necessary to obtain a certificate of occupancy of the dwelling units.

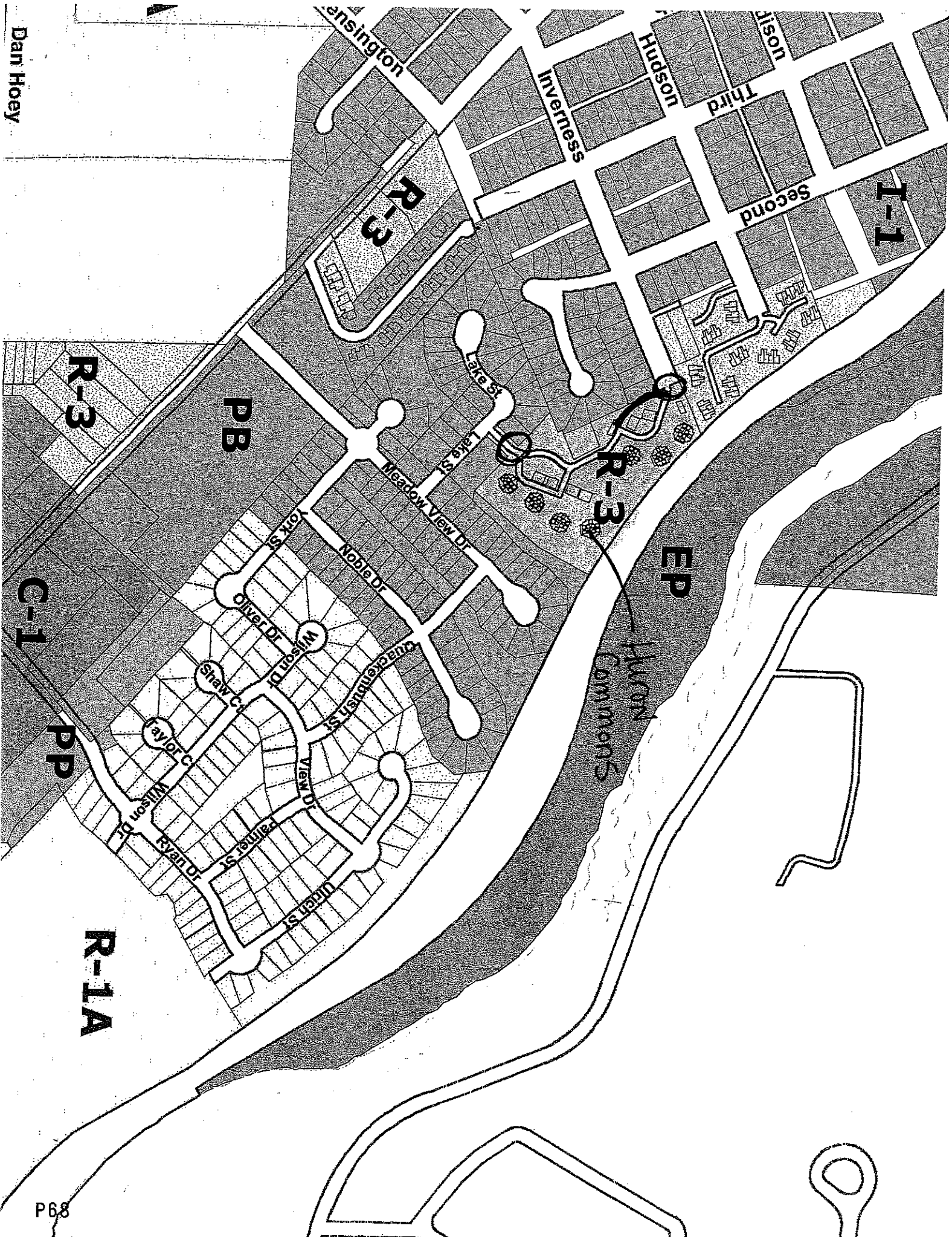
* The Association will be responsible for the replacement of any trees designated on the Final Site Plan and located in public utility easements (granted to the Village) that are destroyed by the Village, in connection with maintenance and repair work of the utilities located within the easements. Replacement of said trees and landscaping must be completed by the end of the next planting season. Any trees removed which are not designated on the Final Site Plan, are not required to be replaced. The Village will take reasonable care to protect and save all trees and landscaping material during regular maintenance and repair work of utilities. This responsibility for tree replacement does not apply to tree removal resulting from the installation of the new water transmission main or the Northeast Sanitary Sewer.

* Improved vehicular access to the project will be provided from Dexter-Ann Arbor Road through Huron Farms per the Huron Farms Final Site Plan.

The Developer agrees to furnish the a maintenance and guarantee bond, equal to fifty percent (50%) of the cost of underground utilities and appurtenances, in an amount to be determined by the Developer and approved by the Village Engineer, for installation of all underground improvements such as, but not limited to, water mains, sanitary sewers, and storm sewers improvements required by the Village. The Village Attorney shall approve as to form the bond. Said maintenance and guarantee bond shall be in force for a period of two (2) years after completion of the improvements.

The Developer agrees to dedicate all necessary easements to the Village for the construction and maintenance of public improvements (water, sanitary, and storm sewers).

* The Developer hereby agrees to defend, indemnify and hold the Village harmless from and against all claims, demands, liabilities, damages, causes of action, suits, judgments, costs of expenses (including reasonable attorney's fees of counsel for the Village) arising out of any alleged negligent act(s) or omissions



Dan Hoey

RESOLUTION # -2004
VILLAGE OF DEXTER
Village Council
October 25, 2004 Meeting

COUNCIL 10.25.04
ITEM L-4

The undersigned, being all of the members of the Council of the Village of Dexter, Michigan, by this written instrument hereby take the actions set forth below on behalf of the Village at a regular meeting of the Village of Dexter, Michigan called to order by President Seta on October 25, 2004 at 7:30 p.m. the following Resolution was offered:

Moved by:

Second:

Whereas, the Village wishes encourage economic growth and development within the Dexter Business and Research Park, and believes such growth and development to be in the best interests of the public,

Whereas, there exists within the Dexter Business and Research Park subdivision, located within the Village, a portion of unused property currently designated as a public Right of Way, which has never been used by the public for any purpose and which, due to its location, can now never be used as a public Right of Way,

Whereas, the owners of the pieces of property adjoining the current Right of Way have expressed interest in obtaining this property for further development of their own properties,

Whereas, due to this interest in the unimproved Right of Way, the Village wishes to lift the public Right of Way and convey the property to these adjoining property owners, per their request, and

Whereas, the Village wishes to fully comply with the laws of the State of Michigan,

RESOLVED, that the Village shall, by the filing of a Complaint in Washtenaw County Circuit Court pursuant to MCL § 560.221 *et seq.*, amend that portion of the Dexter Business and Research Park subdivision plat formally known as:

that portion of Mill Creek Drive located East of Bishop Circle East road, North of lot 22, and South of lot 21, in "Dexter Business and Research Park," a subdivision of part of the N.E. ¼ of Section 7 and Part of the N.W. ¼ of Section 8, T. 2 S., R. 5 E., Village of Dexter, Washtenaw County, Michigan, Recorded in Liber 30 of Plats, pages 48-54, Washtenaw County Records, DESCRIBED AS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 21, DEXTER BUSINESS AND RESEARCH PARK, A SUBDIVISION OF PART OF THE N.E. ¼ OF SECTION 7 AND THE N.W. ¼ OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 5 EAST, VILLAGE OF DEXTER, WASHTENAW COUNTY STATE OF MICHIGAN, AS RECORDED IN LIBER 30 OF PLATS, PAGES 48-54, WASHTENAW COUNTY RECORDS;

THENCE S 00°09'22" E 170 FEET ALONG THE EAST LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE S 00°09'22" E 66.00 FEET; THENCE S 89°50'38" W 375.00 FEET ALONG THE SOUTH LINE OF MILL CREEK DRIVE; THENCE CONTINUING ALONG SAID SOUTH LINE 113.05 FEET ALONG THE ARC OF A 331.00 FEET RADIUS CIRCULAR CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 19°34'07" AND A CHORD WHICH BEARS N 80°22'19" W 112.50 FEET; THENCE NONTANGENTIALLY ALONG EAST LINE OF BISHOP CIRCLE EAST EXTENDED 66.25 FEET ALONG THE ARC OF 650.00 FEET RADIUS CIRCULAR CURVE CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 5°50'24" AND A CHORD WHICH BEARS N 15°11'39" E 66.22 FEET; THENCE NONTANGENTIALLY ALONG THE NORTH LINE OF MILL CREEK DRIVE 95.38 FEET ALONG THE ARC OF A 265.00 FEET RADIUS CIRCULAR CURVE CONCAVE TO THE NORTHEAST HAVING A CENTRAL ANGLE OF 20°37'19" AND A CHORD WHICH BEARS S 79°50'43" E 94.87 FEET; THENCE CONTINUING ALONG SAID NORTH LINE N 89°50'38" E 375.00 FEET TO THE POINT OF BEGINNING ("the property at issue"),

RESOLVED FURTHER, that, pursuant to MCL § 560.226, the Village hereby resolves to relinquish its jurisdiction and vacate the property at issue so as to lift the Right of Way currently encumbering it,

RESOLVED FURTHER, that, pursuant to Court order and in accordance with Michigan statutes MCL § 560.221 et seq., the property shall be divided and conveyed to the owners of lots 21 and 22 in accordance with the attached Amended Plat diagram, and

RESOLVED FURTHER, that, in accordance with Michigan statutes, MCL § 560.228, within 30 days after the entry of any judgment for revision or amendment of the plat, the Village shall record the judgment, along with the amended plat diagram, in the office of the register of deeds for the Village of Dexter.

AYES:

NAYS:

RESOLUTION DECLARED ADOPTED THIS 25TH DAY OF OCTOBER 2004.

David F. Boyle, Village Clerk

VILLAGE OF DEXTER

8140 Main Street Dexter, MI 48130-1092

deureste@villageofdexter.org

Phone (734)426-8303

Fax (734)426-5614

MEMO

To: President Seta and Council
From: Donna Eureste, Village Manager
Date: October 25, 2004
Re: Benefit Program "E"

AGENDA 10-25-04
ITEM L-5

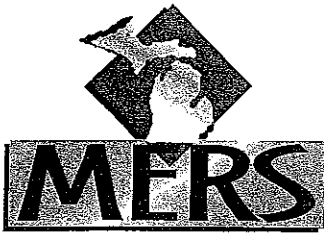
Each year MERS sends a standard resolution asking that the village consider providing a post-retirement adjustment to retirees. This is done annually because the Village has NOT adopted either E-1 or E-2 Program Benefits. See Section 21 and 22 for an explanation of E-1 and E-2.

We typically adopt the Traditional E, 2% adjustment. The cost analysis shows the contribution to support benefit program E. Note that (2) retirees are shown in the analysis, and this analysis does not include the (2) retirees from this year.

I recommend annual consideration of retirement adjustments. I support the traditional E at 2% for those retired on or before December 21, 2003.

As always if you have questions, please contact me prior to the meeting when possible.

Thanks,



Municipal Employees' Retirement System of Michigan
1134 Municipal Way, Lansing, Michigan 48917

Phone (517) 703-9030 • 1-800-767-6377 • Fax (517) 327-8336 • Website: www.mersofmich.com

MEMORANDUM

To: Participating Municipalities and Courts
From: Anne M. Wagner, Chief Executive Officer
Date: October 11, 2004
Re: Benefit Program E – Cost Analysis

RECEIVED

OCT 12 2004

VILLAGE OF DEXTER
TREASURER

The actuarial cost analysis of providing post-retirement adjustments effective January 1, 2005, under MERS Benefit Program E is enclosed. The program is authorized under Section 20 of the MERS Plan Document. A reprint of the language is on the back of this letter. The actuarial services contract requires the annual preparation of this analysis for consideration by each participating entity that has NOT adopted either E-1 or E-2. Please note that the analysis is on a division-by-division basis.

The enclosed cost analysis by the actuary is based upon Benefit Program E's longstanding, *traditional* annual 2% increase of the amount of each retirement allowance since the last date Benefit E was adopted for your retirees in your respective divisions.

However, this analysis does not reflect the cost should you decide to provide "flexible" Benefit E. The cost would be dependent upon the increased amount of the monthly benefits. "Flexible" Benefit E allows you to specify a percentage adjustment factor or a fixed monthly dollar increase for (a) all retirees or (b) for each retirement allowance for the number of years specified by your governing body.

This notice is for your information and is not, in any way, an endorsement by MERS. Adoption of Benefit E by your governing body is discretionary. However, should you choose to do so, **for any Benefit E increase to be effective in calendar year 2005, the enclosed Uniform Resolution must be completed and filed with MERS by December 8, 2004.**

Please contact MERS Retiree Division if you have any questions.

lw
Enclosure

**MUNICIPAL EMPLOYEES' RETIREMENT
SYSTEM OF MICHIGAN
PLAN DOCUMENT**

ARTICLE III. RETIREMENT REQUIREMENTS AND BENEFIT PROGRAM.

Sec. 20. Benefit Program E; Adoption or Readoption; Effective Date; Adjustment Date; Adjustment Factor; Prohibition.

- (1) A participating municipality may by resolution of its governing body or a participating court may by administrative order of its chief judge adopt or readopt Benefit Program E. The resolution or administrative order shall specify:
 - (a) the effective date(s) of **retirement for the eligible retirants and beneficiaries;**
and
 - (b) either (i) a percentage adjustment factor; or (ii) a fixed dollar amount.

The adjustment factor or fixed dollar amount shall specify its application to all retirees, or each retirement allowance in effect for the date(s) specified.

- (2) The adjustment date under Benefit Program E shall be the first January 1 coincident with or subsequent to the effective date of the change in coverage and which is also at least 30 days after the adoption or readoption of Benefit Program E.
- (3) The amount of the retirement allowance of a retirant or beneficiary whose participating municipality or participating court has adopted or readopted Benefit Program E shall be adjusted on the adjustment date. The amount of adjustment shall be **added** to the amount of retirement allowance payable immediately prior to the adjustment date.
- (4) Benefit Program E shall not be applied to a retirement allowance that is subject to adjustment under the provision of Benefit Program E-1 or Benefit Program E-2.

History: 1988 PA 500, Eff. Dec. 29, 1988, and Plan Document of 1996.

Note 1: Relocation of text from former subsection (4) (added by Board action of May 20, 1997) to subparagraph 1(b) along with following sentence; per Board action of October 22, 1998, with immediate effect.

Note 2: Bold text in subsection (1) added, and (b) and remaining text inserted from former (4); (3) revised; former (4)-(6) deleted; and former (7) renumbered as (4); by Board action of October 22, 1998, with immediate effect.



MUNICIPAL EMPLOYEES' RETIREMENT SYSTEM OF MICHIGAN

UNIFORM RESOLUTION FOR ADOPTING BENEFIT
PROGRAM "E" INCREASE TO BE EFFECTIVE
ON ADJUSTMENT DATE JANUARY 1, 2005

Must be filed with MERS by December 8, 2004,
to be effective for Calendar 2005

Note: Numbers 1 and 2 must be completed.

1. As authorized by Section 20 of the MERS Plan Document as revised the Village
(Participating Municipality)
of Dexter 8217 adopts for the following (circle only A or B):
(Municipality No.)

A. All retirees and beneficiaries.

or

B. Retirees and beneficiaries in Divisions: _____
Specify Division Number(s)

2. The increase will be (Traditional E or Flexible E—choose either A or B):

A. Traditional E (For all who retired on or before December 31, 2003, as computed in the actuary's cost analysis.)

Two percent (2%) of the retirement allowance payable immediately prior to the adjustment date, for each complete calendar year since the last adjustment date for which Benefit E was adopted, or effective date of retirement allowance, whichever is shorter.

or

B. Flexible E (Complete the following)

1. Type of increase _____% or flat dollar amount per month \$ _____.

2. Increase applies in the following manner:

(a) Only those retired on or before _____.

(b) Number of years for adjustment _____.

I certify that this Resolution was adopted by the

Village of Dexter
Governing Body

at its meeting held on _____.

Dated: _____

Signature of Authorized Official

Title

Village of Dexter (8217)
General (01)
Benefit Program E

Under Benefit Program E, each retirement benefit being paid before the program becomes effective is redetermined the next January 1 by multiplying the retirement benefit otherwise payable by the following percent: 100% plus 2% for each full year in the period from the date the retirement benefit became effective (or the last applicable E adoption date, if later) to the January 1 as of which the redetermination is being made (1/1/2005). Retirees already covered under Benefit Program E-1 or E-2 are not affected.

CONTRIBUTION TO SUPPORT BENEFIT PROGRAM E
(EFFECTIVE 1/1/2005)

Based on December 31, 2003 Valuation Data

Retirement Allowances Being Paid December 31, 2003

All Retirees	
Number	2
Annual Amount	\$4,903
Retirees Affected by Benefit E	
Number	2
Annual Amount - Present	\$4,903
Annual Amount - After E Increase	\$5,000
Increase in Actuarial Accrued Liability	\$993
Corresponding Increase in Annual Contribution (30 year level percent of payroll amortization of increase in actuarial accrued liability)	\$53
December 31, 2003 Annual Valuation Active Member Payroll	\$866,692
Corresponding Increase in Annual Contribution as a Percentage of Active Member Payroll	0.01%

Municipality # 8217
Division # 01

Sec. 21. Benefit Program E-1; Adoption or Readoption; Effective Date; Applicability; Adjustment Dates; Maximum Cumulative Adjustment Limitation; Base Amount of Retirement Allowance; Adjustment Factor.

(1) A participating municipality may by resolution of its governing body or a participating court may by administrative order of its chief judge adopt or readopt Benefit Program E-1. The resolution or administrative order shall specify the effective date of the change in coverage. Benefit Program E-1 shall apply to each retirement allowance that has an effective date prior to the effective date of the change in coverage and is not subject to adjustment under Benefit Program E-2.

(2) The first adjustment date under Benefit Program E-1 shall be the first January 1 coincident with or subsequent to the effective date of change in coverage and which is also at least 30 days after the adoption of Benefit Program E-1. Subsequent adjustment dates shall occur on each January 1 after the first adjustment date.

(3) The amount of the retirement allowance of a retirant whose participating municipality or participating court has adopted or readopted Benefit Program E-1 shall be adjusted on each adjustment date except the adjustment date, if any, that is less than 6 months after the effective date of the retirement allowance. The amount of adjustment, subject to application of the maximum cumulative adjustment limitation, shall be equal to the adjustment factor multiplied by the amount of base retirement allowance.

(4) Effective January 1, 1987, the maximum cumulative adjustment limitation is 100% of the percentage increase, if any, in the average consumer price index monthly values from the base index period to the current index period. The base index period is the 12-month period ending on the September 30 that is 15 months before the first adjustment date. The current index period is the 12-month period ending on the September 30 that is immediately before the current adjustment date. The limitation shall be applied to the base amount of retirement allowance. For purposes of this subsection, "consumer price index" means the consumer price index for all urban consumers, as published by the United States department of labor. If this index is discontinued or restructured after 1983 in a manner materially changing its character, the Retirement Board shall select the alternative index that most closely preserves the intent implied in the selection of the specified index. The Retirement Board shall select the index most closely resembling the specified index for application to periods for which the specified index was not published.

(5) The base amount of retirement allowance is the amount that would be payable if the retirement allowance had never been adjusted under the provisions of Benefit Program E-1.

(6) The adjustment factor shall be 2.5%.

History: 1989 PA 51, Eff. June 12, 1989, and Plan Document of 1996.

Sec. 22. Benefit Program E-2; Adoption; Effective Date; Applicability; Adjustment Dates; Maximum Cumulative Adjustment Limitation; Base Amount of Retirement Allowance; Adjustment Factor.

(1) A participating municipality may by resolution of its governing body or a participating court may by administrative order of its chief judge adopt Benefit Program E-2. The resolution shall specify the effective date of the change in coverage. Benefit Program E-2 shall apply to each retirement allowance that has an effective date on or after the effective date of the change in coverage.

(2) The first adjustment date under Benefit Program E-2 shall be the first January 1 coincident with or subsequent to the effective date of the change in coverage and which is also at least 30 days after the adoption of Benefit Program E-2. Subsequent adjustment dates shall occur on each January 1 after the first adjustment date.

(3) The amount of a retirement allowance shall be adjusted on each adjustment date except the adjustment date, if any, that is less than 6 months after the effective date of the retirement allowance. The amount of adjustment, subject to application of the maximum cumulative adjustment limitation, shall be equal to the adjustment factor multiplied by the amount of base retirement allowance.

(4) Effective January 1, 1987, the maximum cumulative adjustment limitation is 100% of the percentage increase, if any, in the average consumer price index monthly values from the base index period to the current index period. The base index period is the 12-month period ending on the September 30 that is 15 months before the first adjustment date. The current index period is the 12-month period ending on the September 30 that is immediately before the current adjustment date. The limitation shall be applied to the base amount of retirement allowance. For purpose of this subsection, "consumer price index" means the consumer price index for all urban consumers, as published by the United States department of labor. If this index is discontinued or restructured subsequent to 1983 in a manner materially changing its character, the Retirement Board shall select the alternative index that most closely preserves the intent implied in the selection of the specified index. The Retirement Board shall select the index most closely resembling the specified index for application to periods for which the specified index was not published.

(5) The base amount of retirement allowance is the amount that would be payable if the retirement allowance had never been adjusted under the provisions of Benefit Program E-2.

(6) The adjustment factor shall be 2.5%.

History: 1989 PA 51, Eff. June 12, 1989, and Plan Document of 1996.

VILLAGE OF DEXTER – Community Development Office

8140 Main Street, Dexter, Michigan 48130-1092 Phone (734) 426-8303 ext. 15 Fax (734) 426-5614

Memorandum

AGENDA 10-25-04

ITEM L-6

To: Village Council
Donna Eureste
From: Allison Menard
Re: Boulder Park Phase 2 – Preliminary Site Plan Review
Date: October 25, 2004

Planning Commission Decision

The Boulder Park Phase 2 Preliminary Site Plan dated 9-13-04 was approved by the Planning Commission at the October 4, 2004 meeting. The DRAFT motion is as follows:

Based upon the information received from the applicant, MAV Development, and reflected in minutes of this meeting, the Planning Commission finds that the Preliminary Site Plan dated 9-13-04, Review #3, for Boulder Park Phase 2 meets the required standards and findings for Preliminary Site Plan approval pursuant to Section 21.04 of the Zoning Ordinance and recommends approval.

The Preliminary Site Plan approval is granted with the following conditions:

1. Concerns noted in the Village Planners review dated September 27, 2004.
2. Concerns noted in the Village Engineers review dated September 28, 2004.
3. Concerns noted in the DAFD review dated September 24, 2004.
4. Concerns noted in the Dexter Water Utilities review dated September 19, 2004.

The applicant addressed conditions placed on the plans by the Planning Commission; plans were resubmitted and reviewed by the Village's consultants and staff. The included plan dated 10-12-04 has been reviewed for compliance with the Village's standards and consultant reviews and recommendations are included.

SITE

Boulder Park Phase 2 is located on the corner of Meadowview Drive and Dexter Ann Arbor Road, directly south of Eaton Court and within the Ann Arbor Road Corridor. The project encompasses approximately 3.5 acres with a 15,000 sq. ft. and a 12,000 sq. ft. structure.

Included are reviews from the following:

Village Engineers
Village Planning Consultant
Village Water Department
Planning Consultant review 9/27/04
Dexter Area Fire Department
Applicant's comments per October reviews

The applicant will be present to answer additional questions.

ACTION REQUESTED

Preliminary Site Plan – Boulder Park Phase 2

Suggested Motion (Please provide reasons for action):

Based upon the information received from the applicant, MAV Development, and reflected in minutes of this meeting, the Village Council finds that the Preliminary Site Plan dated 10-12-04, for Boulder Park Phase 2 (meets / fails to meet) the required standards and findings for Preliminary Site Plan approval pursuant to Section 21.04 of the Zoning Ordinance and (approves / denies) the preliminary site plan

The Preliminary Site Plan approval is granted with the following conditions:

1. Concerns noted in the Planners review dated September 27, 2004 and October 21, 2004.
2. Concerns noted in the Engineers review dated October 21, 2004.
3. Concerns noted in the DAFD review dated September 24, 2004.
4. Concerns noted in the Dexter Water Utilities review dated October 20, 2004.
5. _____

OR

Move to **postpone** the Preliminary Site Plan for Boulder Park Phase 2 dated 10-12-04 until _____ **(date)** _____, to allow the applicant time to address the following items:

1. Concerns noted in the Planners review dated September 27, 2004 and October 21, 2004.
2. Concerns noted in the Engineers review dated October 21, 2004.
3. Concerns noted in the DAFD review dated September 24, 2004.
4. Concerns noted in the Dexter Water Utilities review dated October 20, 2004.
5. _____

Please contact me prior to the meeting if you have any question.

Thank you, .

**ORCHARD, HILTZ & McCLIMENT, INC.**

October 21, 2004

34000 Plymouth Road
Livonia MI 48150**Village of Dexter**
8140 Main Street
Dexter, MI 48130p: (734) 522-6711
f: (734) 522-6427
www: ohm-eng.comAttention: Ms. Allison Menard
Community Development ManagerRegarding: **Boulder Park of Dexter Phase II**
Preliminary Site Plan Review No. 4

Dear Ms. Menard:

The preliminary site plan for the Boulder Park of Dexter Phase II has been reviewed for conformance with the requirements of the Village of Dexter Engineering Standards Manual. The plans are recommended for approval at this time. Enclosed with this letter is a copy of the plans stamped "Approved" for your files. While the plans are sufficient for preliminary site plan approval, the following comments should be addressed during review of the final site plan:

Utilities:

1. Review and approval for the proposed water main and sanitary sewer improvements will be required from the MDEQ. Please note that there is no guarantee of if or when the MDEQ will approve the public water main for the site. The developer understands they are proceeding at their own risk.
2. Currently, the sanitary sewer is proposed along the north area of the parking lot. It is recommended that the sanitary sewer be placed within a greenbelt area and out from under the pavement.
3. It is recommended that a 10-ft horizontal separation be maintained between any proposed landscaping (shrubs, trees, etc) and any utilities. It appears that some utilities (storm sewer) may be less than 10 feet away. This should be reviewed.

Grading, Paving and ROW Improvements:

4. While the dimension for the driveway width of 26' has been provided, dimensions for the acceleration and deceleration tapers and radii along Dexter-Ann Arbor Rd need to be shown on the plans to ensure that the driveway meets the Village's standards.
5. We note that boulder walls are proposed. Walls separating a grade differential of more than 18 inches require a structural engineering design and review. This will need to be provided.
6. After review of the Revised Traffic Impact Statement for Boulder Park, it is agreed that a center two-way left-turn lane should be added along Dexter-Ann Arbor Road. We note that a note appears on the plans indicating, "Improvements to the road in public right-of-way to be coordinated and timed with Village road improvement plan." However, the center left-turn lane should be shown on the plans.
7. In addition to the center left-turn lane, it appears that a right-turn lane is warranted at the intersection of Dexter-Ann Arbor and Meadow View based on the MDOT guideline (Traffic and Safety Note 604A from NCHRP Report #279), which calls for a full-width right-turn lane in this location. It is our recommendation that a center left-turn lane and right-turn lane be constructed as part of this project (at the build out of both phases), and a detailed scope and estimate of costs be prepared. It is our understanding that the proponent has indicated they will partner with the Village to construct the lane improvements along Dexter-Ann Arbor Road as part of this project.

Should there be any questions or comments, please contact this office at (734) 522-6711.

Sincerely,
ORCHARD, HILTZ & McCLIMENT, INC.
Christine A. Cale, P.E.
Rhett Gronevelt, P.E.cc: Ms. Donna Bureste, Village Manager
Mr. Ed Lobdell, Superintendent of Public Services
Dexter, LLC c/o MAV Development, 2723 South State St, Suite 120, Ann Arbor, MI 48104
Mr. Robert J. Wanty, P.E., Washtenaw Engineering, 3250 West Liberty Road, Ann Arbor, MI 48106
Steven Loveland, P.E., OHM



Community Planners Landscape Architects
605 S. Main, Suite 1 Ann Arbor, MI 48104 734-662-2200 fax 734-662-1935
6401 Citation Dr., Suite E Clarkston, MI 48346 248-625-8480 fax 248-625-8455

MEMORANDUM

TO: Dexter Village Council

FROM: Douglas J. Lewan, Community Planner

DATE: October 21, 2004

RE: Boulder Park Phase II – Preliminary Site Plan

We have had the opportunity to review the revised preliminary site plan (revision date of October 12, 2004) and compare it to our previous preliminary site plan review. The conditions and how they were addressed are noted below:

1. *Planning approval of the 12 landbanked parking spaces.*
The Planning Commission recommended approval of the twelve (12) landbanked parking spaces found along Dexter-Ann Arbor Road. This item is addressed.
2. *Modify the total number of proposed parking spaces.*
This comment is in reference to a notational error found on sheet 3 of the plan set. The applicant has revised the site data notes on the sheet and now correctly indicates a total of 138 parking spaces. This item is addressed.
3. *Explain how loading activities will occur on site.*
In the applicant's September 30, 2004 letter to the Village it is noted that only office type deliveries will occur at this site. Package delivery, etc. will occur at the semi-circle areas at the main entrance to each building. This location is acceptable as it will not block any proposed parking spaces. The applicant also notes that no semi-trucks will be allowed on site except in rare circumstances, i.e. tenant move-in, etc. This item is addressed.
4. *Lack of maneuverability for semi-truck type vehicles.*
As noted above, the applicant has clarified that semi-truck type vehicles will not be permitted on site. We would recommend that signage to that effect be placed at the entrances to this site. With regard to general maneuverability for large vehicles, our truck turning templates

Boulder Park Phase II

October 21, 2004

Page 2

indicate that a 30 foot long straight body truck (similar to a fire truck) can maneuver the entire site although it is tight at some corners. Although the applicant has provided a graphic indicating a semi-truck can maneuver the site our templates indicate it is not possible in the manner shown by the applicant. Unless semi-trucks are completely prohibited from this site, this remains a problem. This item needs to be addressed.

5. *Revise the dumpster screening to match the block of the proposed buildings.*

A new dumpster screening detail is provided on sheet 5 that indicates masonry construction. The applicant's September 30th letter indicates the color of the dumpster and block will match the proposed building. The issue of color can be addressed at the final site plan stage of review. This item is addressed.

RECOMMENDATION

With the exception of semi-truck circulation on site, the applicant has addressed each of our preliminary site plan concerns. To address the semi-truck issue, the applicant must prohibit them altogether (a difficult task) or revise the circulation layout to truly accommodate these types of vehicles.


CARLISLE/WORTMAN ASSOC., INC.

Douglas J. Lewan, PCP
Senior Associate

cc: file

VILLAGE OF DEXTER

WATER UTILITIES

8360 HURON ST.

DEXTER MI 48130

(734) 426-4572

FAX (734) 426-2208

MEMORANDUM

TO: Community Development Office

FROM: Public Services Dept.

SUBJECT: Site Plan Review of BOULDER PARK PHASE II

DATE: 10 - 20 - 04

Tap fees are still to be determined, and paid prior to use of service.

Valve boxes need to be operable and to grade prior to service being granted.

Any irrigation needs to be metered, outdoor meters need to be in vaults.

Storm sewer covers must be identified, per wellhead and storm water management requirements.

Site needs to be kept clean, and without tracking on to surface streets.

Reviewed by: Ed Lobdell - Utility Services Supt. EL



REVIEW PROVIDED
TO PC @ OCT. 4,
2004 MTG.

Community Planners Landscape Architects
605 S. Main, Suite 1 Ann Arbor, MI 48104 734-662-2200 fax 734-662-1935
6401 Citation Dr., Suite E Clarkston, MI 48346 248-625-8480 fax 248-625-8455

Date: July 30, 2004
Revised: September 27, 2004

Preliminary Site Plan Review For Village of Dexter, Michigan

GENERAL INFORMATION

Applicant: MAV Development Company
Project Name: Boulder Park of Dexter Phase II
Plan Date: June 7, 2004
Latest Revision: September 13, 2004
Location: Northwest corner of Ann Arbor Road and Meadow View Drive
Zoning: PB – Professional Business and ARC – Ann Arbor Corridor Overlay District
Action Requested: Preliminary Site Plan Approval
Required Information: Any deficiencies in the required information for preliminary site plan are noted in the sections below.

PROJECT AND SITE DESCRIPTION

The applicant proposes to construct two (2) office buildings in separate phases. Phase 2A includes a planned 15,000 s.f. medical/general office building and associated parking. Phase 2B is a 12,000 s.f. general office building also with associated parking etc. Two (2) access points are proposed to the site, one (1) from Ann Arbor Road to the south and one (1) from Eaton Court Road to the north.

Since the previous site plan review dated July 30, 2004, the following items have been added and/or amended on the plans:

1. One (1) of the barrier free spaces has been relocated from the medical office building to the general office building, but the overall number remains the same.
2. A note on the plans indicates that no large truck deliveries will be made during working hours.
3. The second drive off of Ann Arbor Road, along with the eastern parking lot, has been removed as a result of the adjustment to the eastern property line.
4. The Ann Arbor Road access drive has been relocated further west to align with the existing curb cut.
5. The overall acreage has decreased from 3.47 acres to 3.3 acres.
6. A boulder retaining wall has been added along the north side of the parking lot.
7. The total number of parking spaces have been reduced from 150 to 138 (141 noted on the plans). The reduction in parking has also reduced the paved area and total impervious cover.
8. Twelve (12) spaces are proposed to be banked (previously 19 spaces).
9. The floor area ratio has increased slightly due to the decrease in total lot area.
10. The uses within the Phase 2A building have been adjusted to accommodate 12,000 square feet of medical office space and 3,000 sq. ft. of general office space.
11. Bike racks have been added adjacent to the building entrances.
12. Transformers have been added along the north side of both buildings.
13. Proposed grades have been added to Sheet 4.
14. The conceptual landscape plan has been revised to include the existing trees and replacement schedule.

FINAL SITE PLAN CONSIDERATIONS

AREA, WIDTH, HEIGHT, SETBACKS

The ARC Overlay District standards for area, width, height and setbacks are met.

	<u>Amended Area Plan Requirement</u>	<u>Provided</u>
Lot Area	2.00 acres	3.3 acres
Lot Width	200 feet	473.22 feet
<u>Setbacks</u>		
Front	15 feet	15 feet
Side	10 feet	15 feet (west) 12 feet (east)
Rear	25 feet	25 feet
Lot Coverage	N/A	N/A
Building Height	35 feet	17.5 feet

Items to be Addressed: None.

BUILDING LOCATION AND SITE ARRANGEMENT

As noted above, all setbacks, etc. can be met for this site. Since our first review of this site the applicant has made a number of changes to the overall site arrangement in response to comments from this office and of the Planning Commission including the following:

- Parking in front of the general office building (Phase 2B) has been eliminated as requested.
- The applicant is proposing to landbank 12 parking spaces in an effort to reduce impervious surface on site. The spaces can be installed at a later date if needed.
- One (1) of the Ann Arbor Road driveway access points has been removed and the remaining drive aligned with the exiting curb cut.

- All paving has been removed from the 20 foot buffer required between the Eaton Court condominiums and the subject development. The 20 foot buffer is a minimum standard found in the ARC overlay standards.
- While not specifically shown on the site plan, the applicant indicates that the required parking lot screening as required per Section 15(B) 04 D. of the Zoning Ordinance will be provided where the parking lot is visible from an adjacent public R.O.W.

The applicant has been responsive to the comments of our previous review and we find the changes made to the plan acceptable

Items to be Addressed: None

PARKING, LOADING

Based on the proposed area of the medical office and general office uses we calculate the need for 137 total spaces and 138 are provided according to the site plan (141 noted in the site data on Sheet 3). This number includes the 12 spaces to be landbanked. This leaves a total of 126 spaces to be constructed for both phase 2A and 2B. The Planning Commission may approve the proposed landbanked spaces where it finds the proposed parking will adequately serve the site. As our office recommended that the applicant consider landbanking parking on site we believe parking as proposed is adequate and would recommend approval of the landbanking scheme.

The required number of barrier free parking spaces is provided for the entire site. The revised location of the spaces is also appropriate based upon the phasing plan for the site.

As noted above, parking lot screening is intended to be installed per sheet L-1 of the plan set. A detailed screening plan should be provided along with the detailed landscape plan as required at the final stage of site plan approval.

In addition to the above items the applicant should indicate how loading activities are to occur on site. Loading should not interfere with parking and circulation patterns.

	<u>Required</u>	<u>Provided</u>
Off-Street	140	*126
Barrier Free	5	5
Loading	2	Not indicated.

*Does not include 12 landbanked spaces.

Items to be Addressed: 1) Planning approval of the 12 landbanked parking spaces. 2) Modify the total number of proposed parking spaces. 3) Provide a detailed parking lot screening plan at the final stage of site plan approval. 4) Explain how loading activities will occur on site.

SITE ACCESS AND CIRCULATION

Two (2) points of access are proposed for this development. One (1) Ann Arbor Road driveway and one Eaton Court driveway is proposed. Two (2) Ann Arbor Road driveways were previously proposed, but based upon our recommendations the easternmost drive was eliminated and the remaining drive relocated further west to align with the existing curb cut. The revised driveway plan still complies with the requirements for the ARC Overlay District.

Our truck turning templates indicate that a typical 33 foot long straight body truck (fire truck) can maneuver through the site adequately. Semi-truck type vehicles cannot however maneuver through the site.

Items to be Addressed: Lack of maneuverability for semi-truck type vehicles.

SAFETY PATHS/SIDEWALKS

Good pedestrian access is proposed to the along the east side of the Phase 2A building and along both the west and north sides of the Phase 2B building. We also note that bicycle racks are proposed at the main entrances to both buildings.

Items to be Addressed: None.

LANDSCAPING

A conceptual landscape plan was provided with the preliminary plan submittal. A detailed landscape plan will be required at the final stage of review. The following comments are provided for the benefit of the applicant, as a detailed review of landscaping will occur at the final stage of review.

Composition – A full listing of all plant material must be provided including botanical names and sizes.

Greenbelt Street Trees – A greenbelt is shown along Ann Arbor Road as well as Meadow View Drive. The width and required number of plants appears to be acceptable.

Site Landscaping – A site landscape calculation is provided and appears acceptable and appears to be in conformance with ordinance standards.

Parking Lot – A parking lot landscaping calculation is provided and appears acceptable.

Buffer/Screen – As this site is within the ARC overlay district an “A” type buffer as described in Section 15(B) 02.E. is required along the entire northern border of this site and a “B” buffer is required along the eastern border of the site. The applicant has

properly identified the buffer locations and the required material to be planted within those buffers.

Dumpster Screening – A single trash enclosure is proposed for both proposed buildings at the northern part of the site. The dumpster screen is not acceptable, and we would recommend that the screening materials be masonry and match the proposed building elevation in color.

Items to be Addressed: 1) Provide detailed landscape plan at the final stage of site plan review.
2) Revise the dumpster screening to match the block of the proposed buildings.

LIGHTING

A detailed photometric plan will be required at the final stage of site plan review.

Items to be Addressed: Provide a detailed photometric plan at the final stage of site plan review.

SIGNS

A detailed sign plan will be required at the final stage of site plan review.

Items to be Addressed: Provide a detailed sign plan at the final stage of site plan review.

FLOOR PLANS AND ELEVATIONS

Conceptual partial floor plans and elevations have been provided. Full detailed floor plans and elevations will be required for final site plan submission.

There are several elements that must be reviewed as a part of the ARC Architectural Standards for this site per Section 15(B).03.

Building Orientation: Buildings are to be oriented and have their main pedestrian access facing the adjacent public street. In this case the building elevations appear to face Ann Arbor Road as well as Meadow View Way. The Planning Commission may wish to approve building access points on the sides of the building rather than the part of the building facing a public road. In this case it appears that the intent of easy pedestrian access is being met and we would recommend the proposed configuration.

Building Scale: The ordinance requires building facades to be subdivided by way of doors, windows, etc. with no undivided face having a height to width ratio exceeding 1:2. We believe this requirement is met for the proposed buildings, but full elevation drawings will be required to make this final determination.

Building Materials and Design: There are a number of standards that must be met in relation to building materials and design. It appears that these standards can be met but the applicant should provide calculations for each elevation to ensure the standards can be met. We would ask that colors of the proposed materials also be provided for review.

Section 15(B) 03 D 6. indicates the need for "distinct and prominent architectural features or site elements which reflect the importance of the building's corner location. The applicant should indicate how this requirement is being met.

Items to be Addressed: Address architectural standards as noted above at the final stage of site plan approval.

VARIANCES

None requested at this time.

Items to be Addressed: None

RECOMMENDATIONS

Prior to preliminary site plan approval, the comments of this review should be addressed to the satisfaction of the Planning Commission. Our comments are summarized below:

1. Planning approval of the 12 landbanked parking spaces.
2. Modify the total number of proposed parking spaces.
3. Explain how loading activities will occur on site.
4. Lack of maneuverability for semi-truck type vehicles.
5. Revise the dumpster screening to match the block of the proposed buildings.

The following final site plan review items are noted for informational purposes only:

1. Provide a detailed parking lot screening plan.
2. Provide detailed landscape plan.
3. Provide a detailed photometric plan.
4. Provide a detailed sign plan.
5. Address architectural standards.


CARLISLE WORTMAN ASSOC., INC.

Douglas J. Lewan, PCP
Senior Associate

#241-02-2401

cc: file



Dexter Area Fire Department

September 19, 2004

Allison Menard
Community Development Director
Village of Dexter
8140 Main St.
Dexter, MI 48130

Re: Plan review of: Boulder Park of Dexter Phase II
Plans Dated: 9-13-04

Dear Ms. Menard:

The Dexter Area Fire Department has reviewed plans given to this department. We have reviewed these plans with Fire Safety and Prevention in mind. Our resources are the International Fire Code and Village Standards. Below are our comments.

- **Fire Lane Signs:** Provide "No Parking Fire Lane" signs where determined by this department.
- **Existing Fire Hydrants:** Fire Hydrants on Dexter-Ann Arbor Road will need to be upgraded with an Storz Connections.
- **Knox Box:** Each building shall have a Knox Box installed so that all required building keys can be placed inside. Owner/developer may elect to install one box to house all keys or individual boxes to be placed at each unit.
- **Building 2-B:** This building is outside the standard for fire hydrant coverage. This requirement may be waived if the recommendations below are part of these buildings.

Recommendation of the Dexter Area Fire Department:

- **Smoke & Heat Detection and/or Fire Suppression Systems:** The installation and monitoring of these systems are a vital part of life safety and fire prevention and are strongly recommended.

The Dexter Area Fire Department stands ready to assist you or any member of your team. Should you have questions or comments, please feel free to contact the Fire Chief or the Fire Inspector.

Donald Dettling
Fire Inspector

cc/

Loren Yates Fire Chief
Bryce McAllister Operations

PROVIDED @ 10/4/04
PC MTG.

September 30th, 2004

FILE

PLANNING REVIEW
Carlisle, Wortman Associates, Inc.

Village of Dexter
8140 Main Street
Dexter, MI 48130

Ms. Alison Menard
Village Zoning Administrator

Boulder Park of Dexter, Phase II
Preliminary Site Plan Review No. 3

**RESPONSE TO PLANNING REVIEW COMMENTS &
RECOMMENDATIONS**

Recommendations:

1. Approval of the 12 landbanked parking spaces is in keeping with the Commission's desire to limit the amount of impervious area on the site. If the commission does not wish to approve the landbanked spaces, we would construct the spaces at the time of construction of Phase 2A.
2. The total number of proposed spaces is 138. The engineer did not reduce their count by the 3 spaces removed by adding the semi-circular entrance sidewalk at Phase 2B.
3. The types of loading activities expected at these buildings is package drop-off, office supply delivery, etc. These functions will occur at the semi-circular building entrances.
4. Semi-trucks will not be allowed on site except for extremely rare instances such as tenant move-in. A truck can maneuver through the lot as shown on the enlarged site plan.
5. The dumpster screen shall be constructed of block to match the buildings.

Regarding the items noted for informational purposes, we will address these issues during the Final Site Plan review process.

We trust that this letter will provide the information required to gain planning approval for this Preliminary Site Plan.

Sincerely,



Mark S. Melchi, AIA
Director-Design & Construction
MAVDevelopment Company
2723 South State Street, Suite 120
Ann Arbor, MI 48104

CC: Douglas J. Lewan, Community Planner, Carlisle Wortman Associates, Inc.
Christine A. Cale, P.E., Orchard Hilz & McCliment, Inc.
Bob Wanty/Kate Bond, Washtenaw Engineering
Mike Vlasic/Ron Thomas, MAVDevelopment Co.

September 30th, 2004

ENGINEERING REVIEW

Orchard, Hilz & McCliment, Inc.

Village of Dexter
8140 Main Street
Dexter, MI 48130
Ms. Alison Menard
Village Zoning Administrator

Boulder Park of Dexter, Phase II
Preliminary Site Plan Review No. 3

As Preliminary Site Plan Approval has been recommended by the consulting engineers, these items will be addressed at the time of Final Site Plan approval.

Utilities:

- 1 We will pursue all required MDEQ and Village approvals prior to construction.
- 2 The sanitary sewer has been located under the paved area so that landscaping is not adversely impacted. We understand the risk of placing the pipe under the paved area
3. We will design the landscaping to provide as much clearance as is practical from utility pipe locations and crossings from the site. This will be addressed at Final Site Plan Approval.

Grading, Paving and ROW Improvements:

4. Dimensions for the tapers will be shown on the Final Site Plan to meet Village Standards.
5. A structural engineer will design the boulder walls at the time of Final Site Plan Approval.
- 6/7. Road improvements should be coordinated at the time of Final Site Plan review with the Village's Comprehensive Plan for Dexter-Ann Arbor Road. When these improvements are to be made we will make a contribution to the project.

Sincerely,



Mark S. Melchi, AIA
Director-Design & Construction
MAVDevelopment Company
2723 South State Street, Suite 120
Ann Arbor, MI 48104

CC: Christine A. Cale, P.E., Orchard Hilz & McCliment, Inc.
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